

# SMALL RETAIL INVESTMENT OPPORTUNITY IDEAL FOR A SIPP OR A SSAS HOLD



**FREEHOLD FOR SALE OIRO £275,000 - NO VAT**

815 ft<sup>2</sup> (75.7 m<sup>2</sup>)

**9 GUILDFORD ROAD, FRIMLEY GREEN,  
NR CAMBERLEY, GU16 6NL**

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- ▶ **Prominent Lock-up Shop Let to Good Taste Bakery**
- ▶ **Extremely Busy Bakery/Cafe Business**
- ▶ **On-street parking to front of premises & Public Car Park within a 2 Minute Walk**
- ▶ **Busy and Popular Village Centre and Green**
- ▶ **APPROX 7.5% GROSS YIELD INVESTMENT**
- ▶ **Shop Lease Until 2035 (subject to a once only break clause in 2030)**
- ▶ **Good Size of Shop with Rear Access**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LOCATION

Frimley Green is a popular village (approximately 6,000 residents) lying equal distance between the towns of Farnborough and Camberley, and the immediate conurbation of Mytchett/Deepcut. The village has some good convenience shopping and three pubs within walking distance, as well as an active social club, and a public car park immediately round the corner from the subject property.



Excellent road communications in the form of the A331 Blackwater Relief Road which is within a short drive which adjoins Junction 4 of the M3 and the A31. Farnborough North Station is within walking distance which serves the major towns and stations of Guildford and Reading.

## DESCRIPTION

The property comprises a Retail Lock-Up Shop rectangle in shape, with a rear kitchen area, toilet and rear access. The current Bakery tenant took occupation of the premises in September last year and carried out a professional fit out of the property. The village was in need of a good bakery/café and since Good Taste Bakery opened their doors the business appears to have attracted a large customer base within a short period of time and has further benefitted from excellent Google Reviews.



## ACCOMMODATION

Shop approximate measurements and floor areas as follows:-

Shop/Sales Area	720 ft <sup>2</sup>	66.9 m <sup>2</sup>
Rear Kitchenette	95 ft <sup>2</sup>	8.8 m <sup>2</sup>
<b>Total Area</b>	<b>815 ft<sup>2</sup></b>	<b>75.7 m<sup>2</sup></b>

## FIRST FLOOR FLAT

Is owned by our clients on a long lease, however, at this stage our clients wish to retain the flat, but they will consider offering an informal first refusal to the new perspective owner of the shop if and when our client decides to sell the long ground lease interest of the flat.

## OCCUPATIONAL LEASE

The shop premises is let to GT Bakeries Ltd who trade as Good Taste Bakeries, the lease is for 10 years granted from September 2025, and contains a tenant only, once only break clause at the expiry of the fifth year subject to a minimum of 6 months prior written notice. If the tenant does not serve their notice to break then the lease has an open market rent review at the end of the fifth year.

**RENT** A stepped rent as follows:-

Year 1	=	£19,000
Year 2	=	£20,000
Year 3	=	£21,000
Years 4&5	=	£22,000 pax

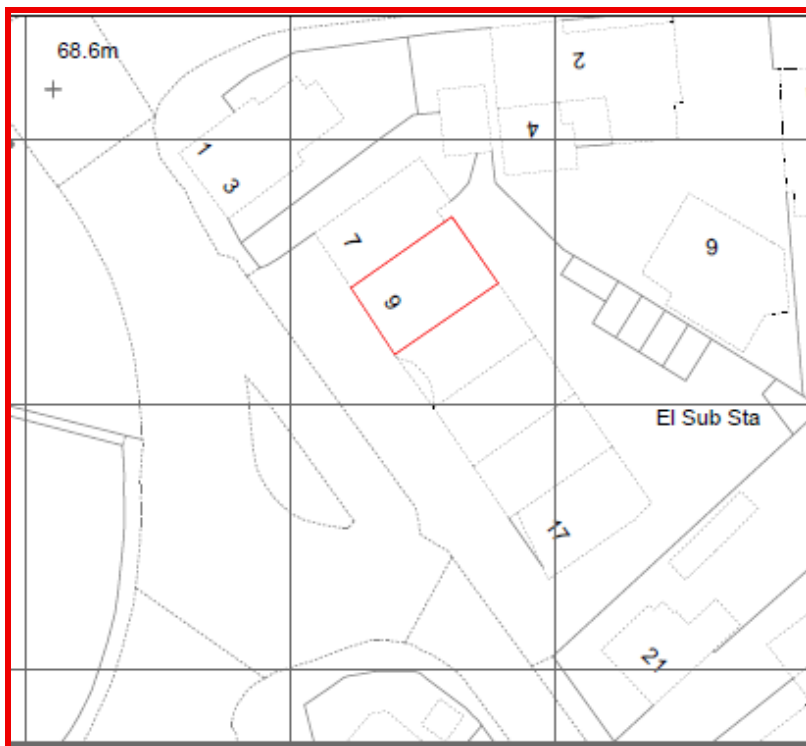
## FOR SALE

The freehold interest of the property is to be sold for “Offers in the Region of £275,000” with the freehold being subject to the shop lease producing an average rent of £20,800 per annum and subject to a long lease that has been granted on the first floor self-contained flat premises.

**VAT** We understand from our client that the property has not been elected for VAT.

**BUSINESS RATES** A rateable value of £19,500 – Please note that the business rates are paid by the tenant in occupation.

## LOCATION PLAN (NOT TO SCALE)



## ENERGY PERFORMANCE CERTIFICATE (EPC)

76-100

**D**

88 **D**

### LEGAL COSTS

Each party to pay their own legal costs in the matter.

### FOR FURTHER INFORMATION PLEASE CONTACT:

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