

**Lot 22, 123 Farnborough Road, Farnham,
Surrey GU9 9AW**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Retail Investment with Development Potential

www.acuitus.co.uk

Lot 22, 123 Farnborough Road, Farnham, Surrey GU9 9AW

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Property Information

Freehold Retail Investment with Development Potential

- Let to Home Decor GB Limited until 2026
- Detached two storey showroom/office with separate workshop building
- Prior Approval Granted for Residential Conversion
- Further Residential development potential of Car Park (Subject to Consents)
- Site Area of Approx. 0.17 Acres
- Affluent Surrey Location

Lot

22

Auction

9th May 2024

Rent

£45,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

34 miles south west of Central London, 9 miles west of Guildford

Roads

A31, A3, M3

Rail

Farnham Train Station, Aldershot Train Station

Air

London Heathrow Airport, London Gatwick Airport

Situation

The property is located in the affluent and historic market town of Farnham, approximately 34 miles south west of Central London. Farnham is popular with commuters as well as a shopping destination with good transport links to London and the south east. The property is situated on the western side of Farnborough Road (A325); a predominantly residential location.

Tenure

Freehold.

Description

The property comprises a ground floor showroom with office and ancillary accommodation on the first floor. There is also a single storey storage and workshop building to the rear with substantial on-site parking on a site area of approximately 0.17 acres.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Showroom	92.40	(944)	HOME DECOR GB Limited (cm05268170)	10 years from 16/05/2016 (2)	£45,000
First	Office	84.50	(909)	t/a Spaceslide		
Ground	Workshop	55.00	(592)	(1)		
Total Approximate Floor Area		231.90	(2,496) (3)			£45,000

(1) Home Decor is one of Europe's leading suppliers of contemporary bedroom furniture, supplying products into DIY, construction, new-build and online markets(www.hdgc.com). For the year ending 31/12/2022 Home Decor GB Ltd reported a Turnover of £26,458,459, a Pre-Tax Profit of negative £2,559,934 and a Net Worth of negative £3,710,323 (NorthRow 18/04/2024).

(2) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

(3) The floor areas stated above are Gross Internal Areas.

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Contacts

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2024