

Lot 33

£46,100 Per Annum
Exclusive

Optiplan Kitchens, Coombe Villa, Knaphill, Woking, Surrey GU21 2HW

Freehold Retail/Showroom and Residential Investment



Key Details

- Retail Unit let until 2026 (no breaks)
- May 2021 Tenant option to determine NOT exercised
- Includes a 2 Bedroom Self-contained flat
- Benefits from car parking and longer term redevelopment potential (subject to consents)
- Lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954

Location

Miles: 2 miles west of Woking, 7 miles north of Guildford, 25 miles south-west of Central London
Roads: M3, A3, M25 (Junction 10/11)
Rail: Woking Railway Station (25 min to London Waterloo)
Air: London Heathrow Airport, London Gatwick Airport

Situation

Knaphill is an affluent Surrey town located approximately 2 miles west of the popular town of Woking. The property is situated in a predominantly residential area on the north side of Anchor Hill approximately 200 metres north of the town centre.

Description

The property comprises an attractive 2 storey period building with retail/showroom accommodation on the ground floor and a 2 bedroom self contained flat on the first floor. The property benefits from car parking and longer term redevelopment potential (subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

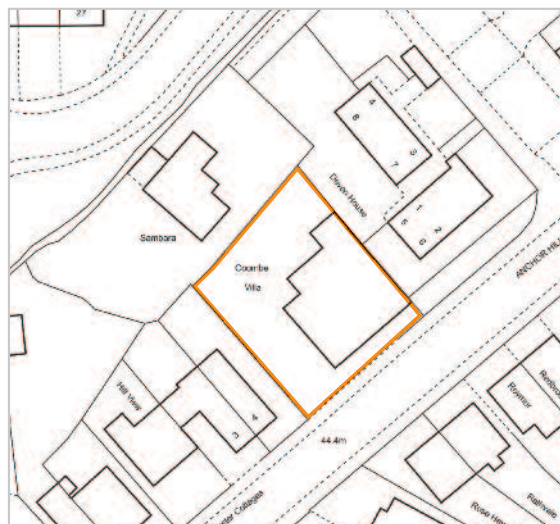
Energy Performance Certificate

Band G. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Showroom	133.15 sq m (1,433 sq ft)	OPTIPLAN KITCHENS LIMITED (1)	10 years from 16/05/2016 (2)	£35,000	15/05/2026
First	Residential	2 bedroom flat	INDIVIDUAL	1 year Assured Shorthold Tenancy from 26/07/2018	£11,100	Holding over
Total Commercial Floor Area		133.15 sq m (1,433 sq ft)			£46,100	

- (1) Optiplan Kitchens Limited(CRN05303766)ere incorporate in 2006 and operate from 13 showroom nationwide. (<https://www.optiplankitchens.co.uk>) Optiplan Kitchens Limited are wholly owned by Home Décor GB Limited. For the year ending 31/12/2019 Home Decor GB limited reported a turnover of £26,144,724, pre-tax profits of £1,419,161 and shareholders funds of £11,016,498 (Source: NorthRow 26/02/2021). The tenant has not exercised the May 2021 option to determine the lease.
- (2) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
John Mehtab
 +44 (0)20 7034 4855
 +44 (0)7899 060 519
 john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
 +44 (0)20 7034 4854
 +44 (0)7824 705 955
 billy.struth@acuitus.co.uk

Associate Auctioneer
KOPMANS
 EST. 1989

Seller's Solicitors: Freemans Solicitors
Howard Freeman
 +44 (0)20 7935 3522
 hf@freemansolicitors.net