

COMMERCIAL PROPERTY

# INVESTMENT OPPORTUNITY FOR SALE



**21 HIGH STREET, WEYBRIDGE, SURREY,  
KT13 8AX**

**Investment Summary:**

**Ground floor shop let to Space NK @ £35,000 pa. Residential upper parts, two flats let on AST's producing £16,080 pa.**


**Total Income: £51,080 pa.**

Telephone: 01932 823614 Fax: 01932854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS  
LAND PROPERTY &  
CONSTRUCTION CONSULTANTS  
Portmore House  
54 Church Street Weybridge  
Surrey KT13 8DP

<p><b>Location:</b></p>	<p><b>Tenancies:</b></p>															
<p>Weybridge is an affluent and prosperous town situated some 20 miles to the south west of Central London. It benefits from excellent communications being located approximately 3 miles from junction 11 of the M25 and 4 miles from the A3. This in turn gives easy access to the national motorway network and Heathrow and Gatwick international airports.</p> <p>The premises are situated in a prominent and busy location. It forms part of a parade of shops where other occupiers include Boots, Boots Opticians, Subway, Holland &amp; Barratt and W H Smith.</p>	<p>The ground floor of the premises is let to Space NK who assigned the lease from Orange Retail Ltd on the 15<sup>th</sup> Nov 2007. There is an AGA between Orange and the landlord. 10 year Full Repairing and Insuring lease from 20<sup>th</sup> Sept 2004, 2009 rent review settled at £35,000 (nil increase).</p> <p>The first floor (1 bedroom) flat 21a High Street is let on a 12 month Assured Shorthold Tenancy to 31/07/11 @ £665 pcm.</p> <p>The second floor (1 bedroom) flat 21b High Street is let on a 9 Month Assured Shorthold Tenancy to 18/10/11 @ £675 pcm.</p>															
<p><b>Description:</b></p>	<p><b>Covenant Information:</b></p>															
<p>The premises comprise of a three storey mid-terrace building of traditional brick and concrete roof tiles. The building provides a ground floor shop to include storage, WC and disabled WC facilities. There is a one bedroom flat at first floor level and second floor level which are separately accessed via the rear of the premises.</p>	<p>Space NK opened in Covent Garden in 1993 and currently trade from 63 stores across the UK. In 2007 Space NK opened their flagship store in Manhattan and have since open a further two stores in New York and one in New Jersey.</p>															
<p><b>Legal Costs / VAT:</b></p>	<p><b>Proposal:</b></p>															
<p>Each party to bear their own legal costs. Prices are quoted exclusive of VAT which may be charged.</p>	<p>We are seeking offers of £760,000 for the freehold interest. This reflects a net initial yield of 6.35%.</p>															
<p><b>Accommodation:</b></p>	<p><b>Viewing &amp; Further Information:</b></p>															
<p>The approximate net internal areas are as follows:-</p> <table border="1" data-bbox="151 1624 790 1960"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Retail Area</td> <td>788</td> <td>73.23</td> </tr> <tr> <td>Storage</td> <td>264</td> <td>24.51</td> </tr> <tr> <td><b>Total</b></td> <td><b>1,052</b></td> <td><b>97.74</b></td> </tr> <tr> <td>Total ITZA</td> <td>605</td> <td>56.24</td> </tr> </tbody> </table>		sq ft	sq m	Retail Area	788	73.23	Storage	264	24.51	<b>Total</b>	<b>1,052</b>	<b>97.74</b>	Total ITZA	605	56.24	<p>Strictly by prior appointment through sole agents Curchod &amp; Co.</p> <p>Richard Newsam David Gawne</p> <div data-bbox="973 1653 1385 1904" style="text-align: center;">  <p><b>01932 823614</b> <a href="http://www.curchodandco.com">www.curchodandco.com</a></p> </div> <p>newsam@curchodandco.com dgawne@curchodandco.com</p>
	sq ft	sq m														
Retail Area	788	73.23														
Storage	264	24.51														
<b>Total</b>	<b>1,052</b>	<b>97.74</b>														
Total ITZA	605	56.24														

**SUBJECT TO CONTRACT**