

FOR SALE

Freehold retail/restaurant investment in a prime location in the centre of Bagshot.
Income of £73,500 p.a.x.

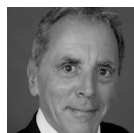


Bagshot - Investment / Retail

3,370 sq ft (313.08 sq m) NIA

1A, 1B & 1C, The Square, Bagshot, GU19 5AX

For viewing and further information contact:



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Key Benefits

- Prominent location in the centre of The Square Bagshot
- Fully let to 3 tenants
- Income of £73,500 p.a.x
- Guide price - Offers in excess of £1,000,000 STC
- Net initial yield of approx. 7%.

Est.1978



1A, 1B & 1C, The Square, Bagshot, GU19 5AX

Description

The main property (being both 1A and 1B The Square) comprises Roka The Square Restaurant (1A The Square) and Katys Nails (1B The Square). The adjoining attached property (1C The Square) is a retail unit occupied by Bagshot Carpets.

No 1A The Square - Roka The Square Restaurant occupies part ground floor and all the first floor (inc the 1st floor over no 1B). The first floor demise includes a featured open air terrace/customer seating area overlooking The Square. Let to Mr Bulent Esen (T/A Roka The Square Restaurant) on a 16 year lease from 17/06/2016 expiring 17/06/2032 (approx. 9 years remaining) with upward only rent reviews at 5 yearly intervals (next reviews 17/06/2026 and 17/06/2031). Current passing rent of £34,000 p.a.x The lease is on a full repairing and insuring basis.

No 1B is the adjacent ground floor shop next to Roka Restaurant. Let to L D T Pham & P S D Pham (trading as Katy's Nails) on a 10 year full repairing lease from 02/09/2022, expiring 09/2032. The tenant has a break clause on 02/09/2027 subject to 6 months prior notice. Current passing rent of £20,000 p.a.x, subject to an upward only rent review in September 2027.

No 1C The Square adjoins the above property and is fully let Tyne Carpets & Flooring Ltd (co no 04045129) T/A Bagshot Carpets. Let on a 10 year full repairing lease from 24/06/2019, expiring 06/2029 (approx. 6 yrs unexpired) with an upward only rent review 24/06/2024. Current passing rent of £19,500 p.a.x.

Location

The premises are located at The Square, which is just off the High Street (B3029) in the centre of Bagshot. Road access is excellent with easy access to London Road (A30) and in turn the M3 motorway less than 1 mile distant. Bagshot railway station is within easy walking distance, with Camberley being some 3 miles distant. The properties are within the Bagshot Village Conservation Area and an Area of High Archaeological Potential. The buildings are locally listed structures.

Accommodation

This investment asset includes 2 adjoining two storey retail/commercial properties in the main square of Bagshot village centre.

Name	sq ft	sq m	Availability
Unit - 1A The Square (Roka Restaurant)	1,850	171.87	Let
Unit - 1B The Square (Katys Nails)	720	66.89	Let
Unit - 1C The Square (Bagshot Carpets)	800	74.32	Let
Building - Total All Units	3,370	313.08	Let

Viewings

Strictly by appointment via sole agents - Hurst Warne.

Terms

Offered For Sale Freehold as a fully income producing investment with a total combined income of £73,500 per annum excl.

Guide Price; Offers in excess of £1,000,000 (one million pounds) which reflects a net initial yield of approx. 7%.



Summary

Available Size	3,370 sq ft
Price	Price on Application
Business Rates	Further details upon application
EPC Rating	Upon Enquiry

Viewing & Further Information



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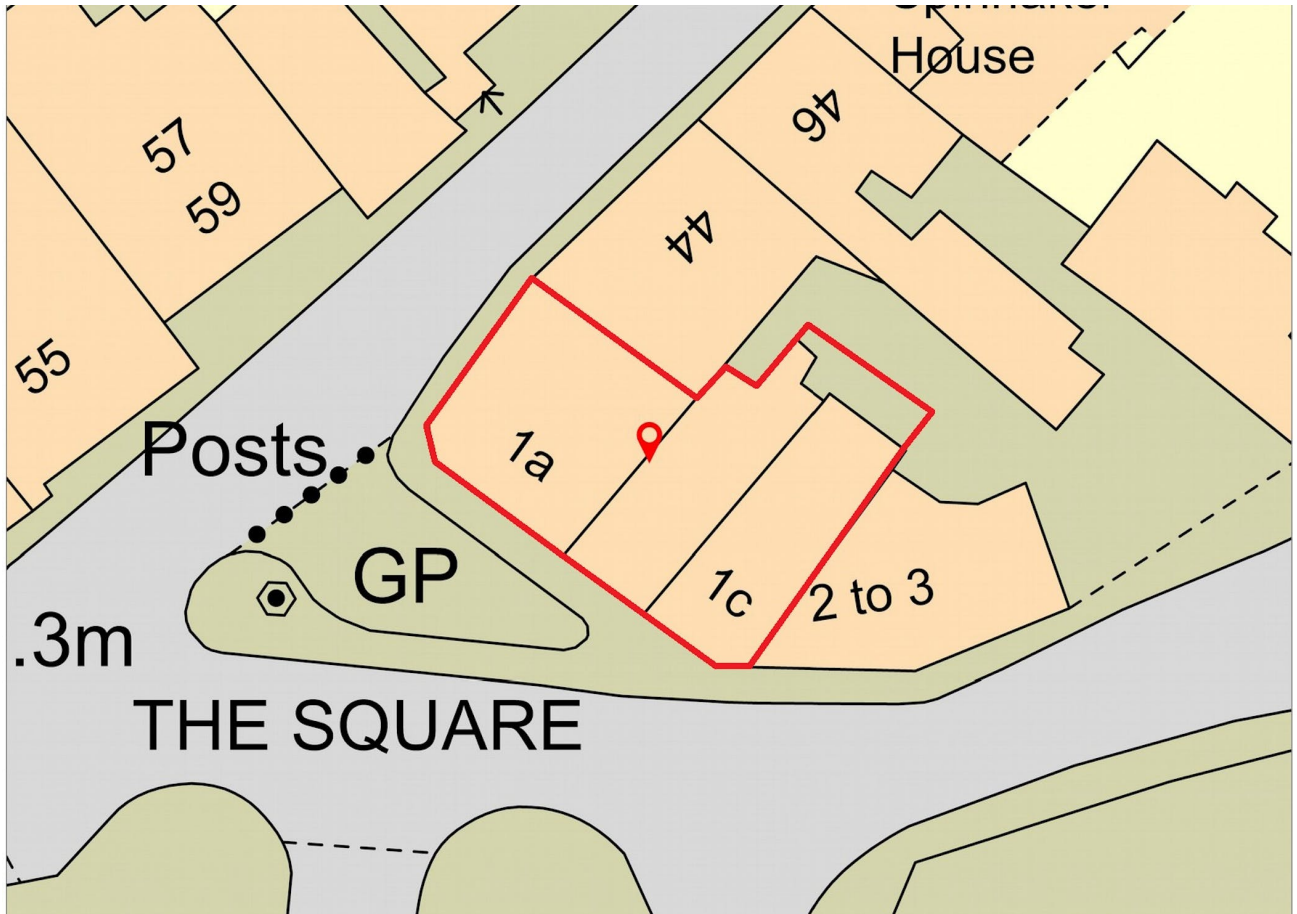
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