

High Street Retail Investment FOR SALE



- Freehold
- 124.20 sq.m. (1,337 sq.ft.)
- Let to Toni & Guy (South) Ltd until 18th November 2025. Lease guarantee from Mascolo Ltd.
- Income of £47,500 pax.
- Prime retail pitch
- Offers sought in excess of £600,000, subject to contract
- An attractive net initial yield of 7.5%

Location

Farnham is situated on the Surrey/Hampshire border, some 10 miles west of Guildford. The town benefits from good communications and is primarily served to the north and south by the A31 which links into the A3 near Guildford. In addition the A287 leads northwest out of the town and joins the M3 (junction 5 near Basingstoke). Rail services to London Waterloo have a journey time of approximately 1 hour.

Situation

The property is situated within the prime shopping area of The Borough at the south western end of a terrace of retail units immediately adjoining Boots Opticians and opposite W.H. Smith. Farnham is a historic and extremely affluent market town and enjoys strong tenant representation from many national high street multiples including Vision Express, Vodafone, Barclays and Holland and Barrett as well as more boutique niche retailers including Sweaty Betty, Phase Eight, Jigsaw, Mint Velvet, Fatface and Crew.

Description

The property is arranged on ground and two upper floors and is of rendered brick elevations, under a pitched slated roof. The ground floor provides retail accommodation, fitted out as a Hairdressing Salon with full height timber and glazed shop front. The first floor is fitted out as additional salon space. The second floor provides a staff rest room and an office.

The tenant has created an additional front entrance off The Borough, making the upper floors self contained.

The property is Grade II Listed and lies within the Farnham Town Centre Conservation Area.

Accommodation

Description	Net Internal Floor Area	
Ground Floor	70.88 sq.m.	763 sq.ft.
Ground Floor ITZA	48.59 sq.m.	523 sq.ft.
First Floor	18.67 sq.m.	201 sq.ft.
Second Floor	34.65 sq.m.	373 sq.ft.
Total	124.20 sq.m.	1,337 sq.ft.

Tenancy

The property is entirely let to Toni & Guy (South) Limited on a 10 year full repairing and insuring lease from 19th October 2015. The lease is subject to a rent review and tenant break at the 5th year. The break clause was not operated and our client agreed to provide financial assistance during lockdown. The passing rent remains at £47,500 per annum with the tenant receiving 6 months rent free from March 2020 to September 2020 and a discount of £7,500 until September 2021 and a discount of £2,500 until September 2022. The lease is guaranteed by Mascolo Ltd. The seller will top up any rent free/concession from completion.

Tenure

Freehold.

Tenant Information

Toni & Guy are a British international chain of hairdressing salons founded in 1963 by Toni and Guy Mascolo. The company now has more than 475 salons across 48 countries.

Toni & Guy (South) Ltd is an operating/service company that holds many of the company's shop leases. The guarantor Mascolo Ltd has a Creditsafe rating of 44C.

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that the sale will be dealt with as a Transfer of a Going Concern (TOGC).

EPC

To be confirmed.

Proposal

We are instructed to seek **offers in excess of £600,000 (Six Hundred Thousand Pounds)** for our client's freehold interest, subject to contract and exclusive of VAT. A purchase at this level reflects a **net initial yield of 7.5%**, after allowance for purchasers costs of 5.5%.

Further information

Should you require any further information or wish to make an inspection please do not hesitate to contact the sole agent:-

David Mundy

Direct Dial: 0207 522 8513

Mobile: 07880 740507

Email: dmundy@mellersh.co.uk

Jeremy Waterworth

Direct Dial: 0207 522 8504

Mobile: 07471 356565

Email: jwaterworth@mellersh.co.uk

MISREPRESENTATION ACT 1967

Mellersh & Harding LLP for themselves, hereby give notice that: (i) These particulars do not constitute any part of an offer or contract. (ii) Mellersh & Harding LLP accept no legal responsibility for any statement or representation whether written, oral or implied or whether contained in any advertisement particulars or other matters issued by any correspondence entered into by them and whether made in any antecedent present or subsequent enquiries or negotiations. (iii) Neither Mellersh & Harding LLP nor their principals, agents, servants or representatives have any authority whatsoever to make or give any representation or warranty whatsoever whether written or implied in relation to this property. (iv) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of any antecedent present or subsequent statements or representations, and should not rely upon the same unless he has satisfied himself accordingly. (v) Unless otherwise stated, all prices and rents are quoted 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. NOTE: The enclosed plans are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office (Crown Copyright Reserved), Chas E Goad Limited, Geographia Limited and Geographers A-Z Map Co Limited, where applicable. Details prepared August 2020

