

Ref: N/1102

BAGSHOT, SURREY.
FREEHOLD SHOP & FLAT INVESTMENT
LET ON A NEW 15 YEAR FRI LEASE
FOR SALE - NO VAT



ADDRESS: 40/40A High Street, Bagshot, Surrey. GU19 5AZ

LOCATION: The property is located in the prime section of this busy High Street close to a large Co-op. Within a mile of the M3 Motorway Junction 3 and close to the main Car Park. Other occupiers include Marks & Spencer at the BP Station.

Agency · Development · Investment · Management · Rating · Rent Reviews

Matthew Pellereau is the trading name of Matthew Pellereau Limited.

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- DESCRIPTION:** The Premises comprise a lock-up shop on the ground floor with a self-contained flat on the first floor which benefits from a rear balcony and provides access via a spiral staircase. The Property is of cavity brick construction with a pitched tiled roof.
- ACCOMMODATION:** Based on the RICS Code of Measuring Practice the floor areas as follows:
- 40 High Street – Ground Floor Shop - Barrett Dry Cleaners.
Lock up Shop: 56.68 m² 610 sq ft
- 40A High Street – Self Contained First Floor Flat
One bedroom with en-suite shower/WC, kitchen/dining room and sitting room: 40.4 m² 435 sq ft.
- TENANCY:** From 25th March 2022 Majid Khan and Muhammad Rathore have taken a 15 year lease of the Premises on full repairing and insuring terms subject to 5 yearly upward only rent reviews at a commencing rental of £25,000 per annum. The freeholder holds a £6,250 rental deposit.
- PURCHASE PRICE:** We are instructed to seek offers in the region of £410,000 for our Client's Freehold interest in the above Property subject to and with the benefit of the Lease.
- VAT:** The Property is not elected for VAT and therefore VAT will not be payable on the purchase price.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- VIEWING:** Strictly by prior appointment with the sole agents:-

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Energy Performance Certificate

Non-Domestic Building



40 High Street
BAGSHOT
GU19 5AZ

Certificate Reference Number:
0780-0334-0429-4099-1092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 103

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 58
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 117.9

Benchmarks

Buildings similar to this one could have ratings as follows:

31

If newly built

83

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate



40a, High Street, BAGSHOT, GU19 5AZ

Dwelling type: Top-floor flat
Date of assessment: 18 November 2014
Date of certificate: 25 November 2014

Reference number: 9188-3992-7269-3904-3940
Type of assessment: RdSAP, existing dwelling
Total floor area: 67 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

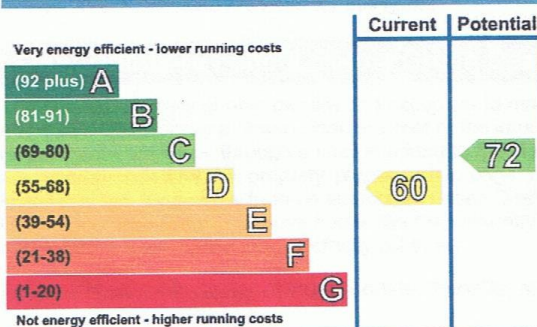
Estimated energy costs of dwelling for 3 years:	£ 2,466
Over 3 years you could save	£ 768

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 135 over 3 years	
Heating	£ 1,998 over 3 years	£ 1,281 over 3 years	
Hot Water	£ 279 over 3 years	£ 282 over 3 years	
Totals	£ 2,466	£ 1,698	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 57	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 483	✓
3 Low energy lighting for all fixed outlets	£10	£ 45	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.