

# Commercial Investment - Woking, GU21

FOR SALE

Topps Tiles, 131-141 Goldsworth  
Road, Woking, GU21 6LR

**Harston&Co**

For more information call us  
on 020 3371 0061



## Highlights

- Situated in Woking and let to Multi-Tile Ltd t/a Topps Tiles
- Arranged over ground floor measuring approximately 4,647 square feet (431.9 square meters)
- Let on a 15-year lease from August 2015 with a current passing rent of £82,221.20 per annum and an RPI linked rent review in August 2025
- Offers are invited in excess of £1,200,000. A sale at this level represents a gross yield of 6.85%, with a forecast uplift to 8.1% in August 2025. This breaks back to an approximate capital value of £258 per square foot

## Location

Woking is an affluent commuter town 23 miles south-west of London. The property is situated on Goldsworth Road a busy through road and adjacent to Majestic Wine. Woking railway station is 0.4 miles away and is on the South Western main line providing regular services to London Waterloo. The area is well served by buses. Access to the M25, M3 and A3 are all within easy access of the property.

Please note all times and distances given are approximate only.

## Description

Arranged over ground floor only and part of a modern mixed-use development the property is 4,647 square feet (431.9 square meters). There is designated parking for 6 cars to the rear of the property.

Please note that the sizes given are approximate only and have been obtained from the VOA. All interested parties are advised to rely on their own inspection and survey.

## Lease

Currently let on a 15-year lease to Multi-Tile Ltd (00808214) t/a Topps Tiles - Topps Tiles Woking. The lease commenced August 2015 and has a current passing rent of £82,221.20 per annum. The lease allows for an RPI linked rent review at the end of years 5 and 10. There is a rent review next year (August 2025) which has a forecast uplift to £97,667.53 per annum, assuming an RPI rate of 2% from August 2024 to August 2025.

## Tenure

The property will be sold by way of a 999-year lease from December 2013 with a peppercorn ground rent.

## VAT

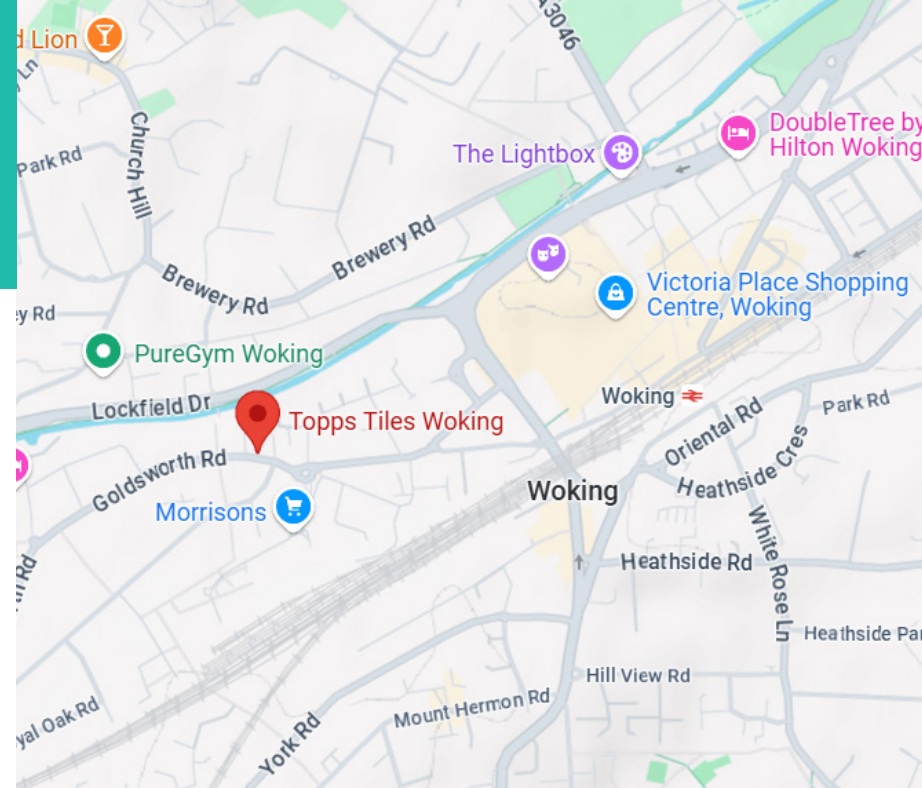
The property has been elected for VAT. We expect the sale can be treated as a transfer of a going concern (TOGC). Interested parties are advised to seek appropriate professional advice on this point.

## Terms

Offers are invited in excess of £1,200,000 for the long leasehold interest subject to the occupational lease in favour of Multi-Tile Ltd (00808214) t/a Topps Tiles. A sale at this level represents a gross yield of 6.85%, with a forecast uplift to 8.1% in August 2025. This breaks back to an approximate capital value of £258 per square foot.

## EPC

EPC Rating - B



Price:

Offers over £1,200,000

# Harston&Co

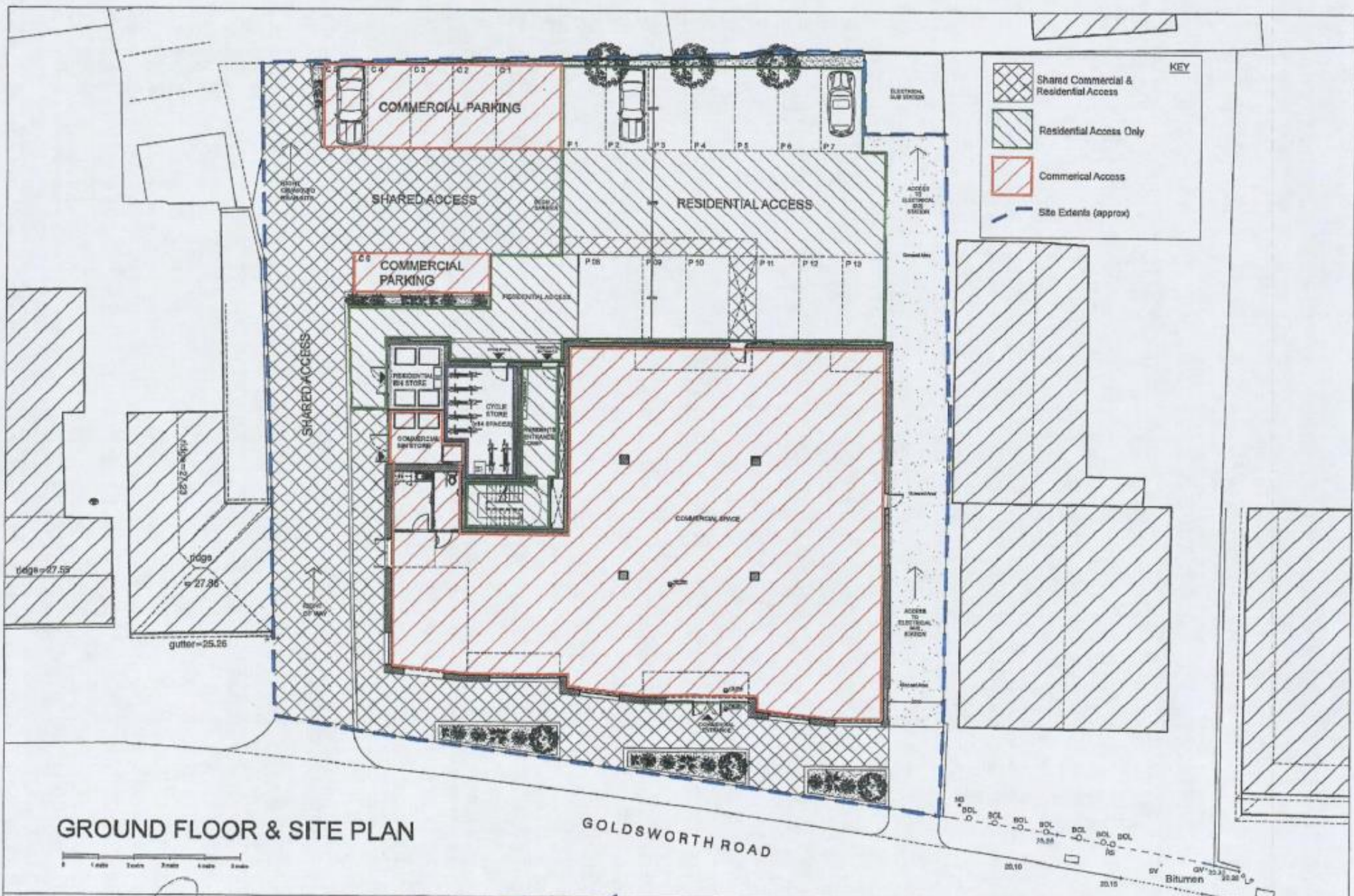
[harstonandco.co.uk](https://www.harstonandco.co.uk)

020 3371 0061

[info@harstonandco.co.uk](mailto:info@harstonandco.co.uk)

[in](https://www.linkedin.com/company/harstonandco) [t](https://twitter.com/harstonandco) [@harstonandco](https://www.instagram.com/harstonandco)

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.



**GROUND FLOOR & SITE PLAN**

GOLDSWORTH ROAD

*[Handwritten signature]*

*PLAN*

CLIENT	GOLDSWORTH ROAD LIMITED	DATE	JAN 2014	
TITLE	LEASE SITE PLAN	SCALE	1:200	
PROJ. NO.	<b>184</b>	@ copyright	A3	
PROJECT	135 GOLDSWORTH ROAD, WOKING, SURREY GU21 8LS	DWG	<b>184</b> L 00 -	