

**RETAIL INVESTMENT IN
GUILDFORD TOWN CENTRE
FOR SALE**


Owen Shipp
CHARTERED SURVEYORS

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10 CASTLE STREET, GUILDFORD, GU1 3UW

Retail investment opportunity

Guildford Town Centre

Recently refurbished

£20,000 p.a. income



Owen Shipp Chartered Surveyors
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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Location

The premises are in Guildford Town Centre close to Guildford High Street. Nearby traders include Cote Bistro, Loch Fyne, Brora and Fired Earth as well as smaller independent retailers and various restaurant premises. Guildford mainline railway station is approximately 1/2 mile away.

Description

The premises comprise a small well-presented lock-up retail unit. There is one allocated parking space.

Accommodation

The net internal area is approximately as follows:

Retail area	26.76 sq m	288 sq ft
Store	3.07 sq m	33 sq ft
Total area	29.83 sq m	321 sq ft

Tenancy

Let to Simon Haynes and Paula Haynes trading as Dress on a 3 year full repairing and insuring lease from November 2008 at a rent of £20,000 p.a. exclusive.

Price

Price guide £275,000 for the virtual freehold interest. This will show a net initial yield of 6.94% after purchaser's costs.

Rates

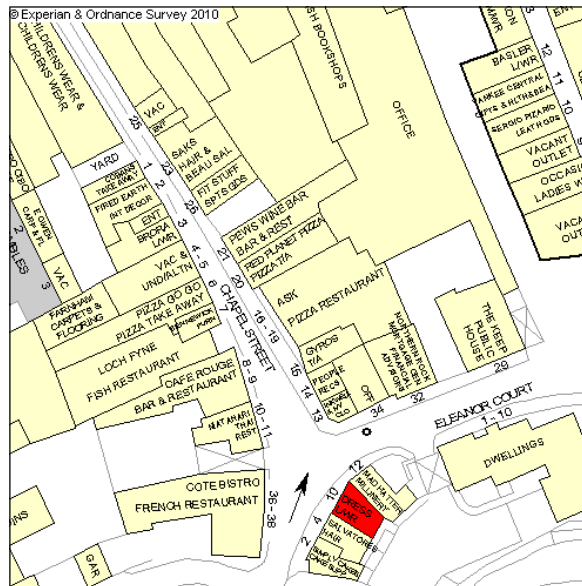
Rateable value: £9,300
Rates payable: £3,850.20 (2010/2011)

Legal Costs

Both parties to bear their own legal costs incurred in the transaction.

Energy Performance Certificate

Please refer to agent for details.



Viewing

Strictly by appointment with the sole agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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