

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



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**2 CASTLE STREET, GUILDFORD, GU1 3UW**

Retail investment opportunity

Guildford town centre

Recently refurbished

£10,250 p.a. income



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

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## 2 CASTLE STREET, GUILDFORD, GU1 3UW

### 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 with small store. There is a single parking space at the rear.

### Accommodation

The net internal area is approximately as follows:

Retail area	16.10 sq m	173 sq ft
Store	2.62 sq m	28 sq ft
<b>Total area</b>	<b>18.72 sq m</b>	<b>201 sq ft</b>

### Tenancy

Let to Tracy Appel and Cathia Morris trading as Bardoe and Appel on a 3 year internal repairing and insuring lease from October 2009 at a rent of £10,250 pa exclusive.

### Price

Price guide £175,000 for the virtual freehold interest. This shows a net initial yield of 6% after purchaser's costs.

### Rates

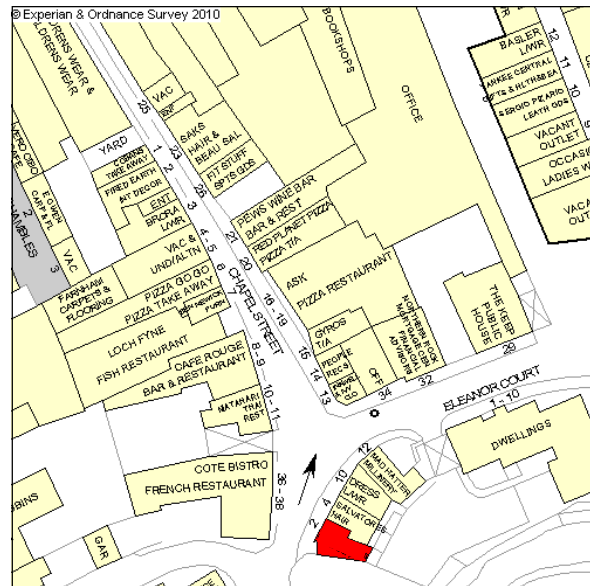
Rateable value: £6,000  
Rates payable: £2,484 (2010/2011)  
Small Business Rates relief may be available.

### Legal Costs

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

### Energy Performance Certificate

Energy Performance Assessment Rating E.



### 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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