

5 Riverview, Walnut Tree Close Guildford, Surrey GU1 4UX

lot 16

Virtual Freehold Office Investment

- Major affluent South-East town
- Established office park location
- Let to Westpac Banking Corporation

Rent
£36,250
per annum
exclusive



Location

Miles: Walking distance to Guildford Station
0.5 miles from Guildford town centre
30 miles from Central London
Roads: A3 (0.75 miles) M25
Rail: Guildford Rail Station (London Waterloo)
Air: London Gatwick and London Heathrow

Situation

The property is situated on an established office park, near the town centre and station. Other occupiers in the vicinity include Hart Brown Solicitors, Bristow Burrell Accountants and Zenon Aviation Recruitment.

Description

The property, constructed in the late 1980s, comprises a two-storey purpose built office forming part of a terrace of buildings. The accommodation benefits from suspended ceilings, underfloor trunking and double glazing. The property also benefits from 5 allocated parking spaces in the immediate vicinity.

Tenure

Virtual Freehold for a term of 999 year lease from 25th March 1989, at a peppercorn. Terms have been agreed for the purchase of the freehold which is in solicitor's hands awaiting completion.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	(Reversion)
5	Ground First	Office Office	60.66 sq m (653 sq ft) 71.72 sq m (772 sq ft)	WESTPAC BANKING CORPORATION (1) (2)	25 years from 25/03/1989	£36,250	(2014)
Totals			132.38 sq m (1,425 sq ft)			£36,250	

(1) The tenant has sub-let the property to The National Centre for Domestic Violence. (www.ncdv.org.uk)

(2) For the year ending 30th September 2011, Westpac Banking Corporation reported a pre-tax profit of £7,972,000,000 and a total net worth of £26,685,000,000. (Source: www.riskdisk.com 22/09/2011)

For further details please contact:

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk

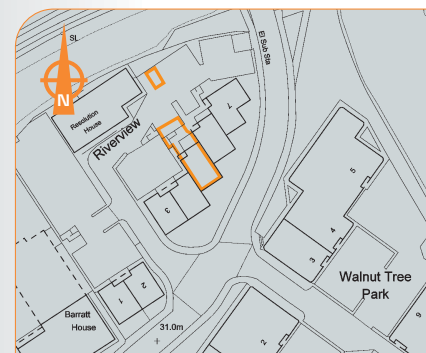
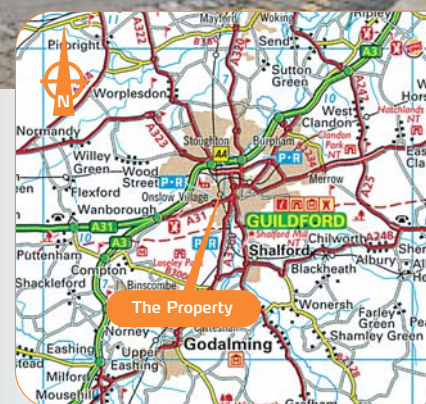
Tom Ryder
Tel: +44 (0)20 7034 4862.
Email: tom.ryder@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Philip Wragg & Partners
Gap House, 7 Redvers Road, Warlingham,
Surrey CR6 9HN.
Tel: +44 (0)1883 622221.
Email: philip@wragg.co.uk
Ref: Philip Wragg.

Solicitors:

Sykes Anderson
9 Devonshire Square, London EC2M 4YF.
Tel: +44 (0)20 3178 3770.
Email: chris.sykes@sykesanderson.com
Ref: Chris Sykes.



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