

128 Worplesdon Road,  
Guildford, Surrey GU2 9RT

Freehold Retail and Residential Ground Rent Investment

Lot 84

£25,651 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	91.00 sq m (980 sq ft)	LADBROKES BETTING & GAMING LIMITED (1)	10 years from 23/08/2012	£25,151	22/08/2022
Part Ground	Rear Room Store	-	(-) TARIAN INVESTMENT CO LIMITED sublet to Sainsbury's Supermarkets Limited	999 years from 30/03/2012	Peppercorn	29/03/3011
First	Residential - Two flats	-	(-) INDIVIDUALS	Each let for 125 years from 20/03/2013	£250 (each)	19/03/2138
<b>Total</b>					<b>£25,651</b>	

(1) For the year ending 31st December 2016, Ladbrokes Betting & Gaming Limited reported a turnover of £843,978,000, a pre-tax loss of £499,547,000 and a total net worth of £722,200,000 (Source: Experian Group 18/09/2018).

### Key Details

- Majority let to Ladbrokes Betting & Gaming Limited
- Well located immediately adjoining Sainsbury's Local
- Affluent cathedral town

### Location

**Miles:** 6 miles south of Woking  
30 miles south-west of London  
**Roads:** A3, A322  
**Rail:** London Road Railway Station  
Guildford Railway Station  
**Air:** London Gatwick, London Heathrow Airport

### Situation

The cathedral town of Guildford, with a population of 65,000, is the county town of Surrey and a major commercial centre on the A3 dual carriageway, 30 miles south-west of Central London. The town benefits from good road communications, with the A3 connecting to the M25 London Orbital to the north and to the south coast. The property is situated on the northern side of Worplesdon Road, which directly connects to the A3 to the south. The property is located about two miles north of the town centre, in a predominantly residential location and adjacent to Sainsbury's Local.

### Description

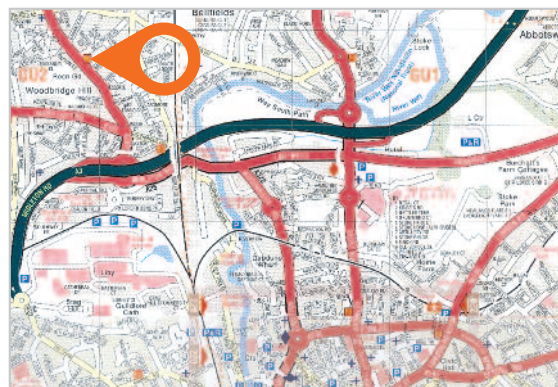
The property comprises a ground floor shop, with a separate rear room store and two flats above, that have been let on long leases.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.



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