

Lot 24, 220 High Street, Guildford,

Surrey GU1 3JD

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Retail Unit with a Large Self Contained Studio Flat
- Retail Let to Oxfam since 2000
- Large Studio flat let on AST
- Highly Affluent and Desirable London Commuter and University Town
- Nearby Occupiers Include Strutt & Parker, Rymans, Starbucks and KFC

Lot

24

Auction

12/Jul/2022

Rent

£50,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

6 miles south of Woking, 30 miles south-west of London

Roads

A3001, A25, A3

Rail

London Road Railway station & Guildford Railway station

Air

London Gatwick Airport, London Heathrow Airport

Situation

Guildford is a popular and affluent London commuter town benefiting from excellent transport links to London, with the A3 road link nearby and direct trains to London Waterloo with a fastest journey time of 32 minutes. The property is prominently situated on the south side of the High Street within close proximity to Royal Grammar School Guildford, a number of public car parks and an array of national retailers including Sofa.com, Strutt & Parker, Rohan, Starbucks and KFC. The town is also home to the University of Surrey.

Tenure

Freehold.

EPC

Band D (Commercial), Band E (Residential)

Description

The property forms part of an attractive terrace and comprises ground floor retail accommodation with ancillary accommodation on the first floor. A large studio flat occupies the second floor and is accessed via the alleyway to the west of the property.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion available.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail Ancillary	56.70 46.50	(611) (501)	OXFAM (CRN 00612172) (1)	5 years from 26/11/2020	£41,500	25/11/2025
Second	Residential	57.00	(614)	INDIVIDUAL	Assured Shorthold Tenancy from 16/06/2017	£9,000 (3)	Holding Over
Total Approximate Commercial Floor Area		160.20 sq m	(1,726 sq ft) (2)			£50,500	

(1) Oxfam (CRN 00612172) was set up in 1942 and is a development, relief and campaigning organisation and part of Oxfam International. The tenant has been in occupation since January 2000.

(2) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk). The residential floor areas stated above have been provided by an EPC taken in 2019.

(3) The rent stated above has been annualised. Under the terms of the AST the current rent reserved is £750 per calendar month. A rent deposit of £800 is held by the Seller.

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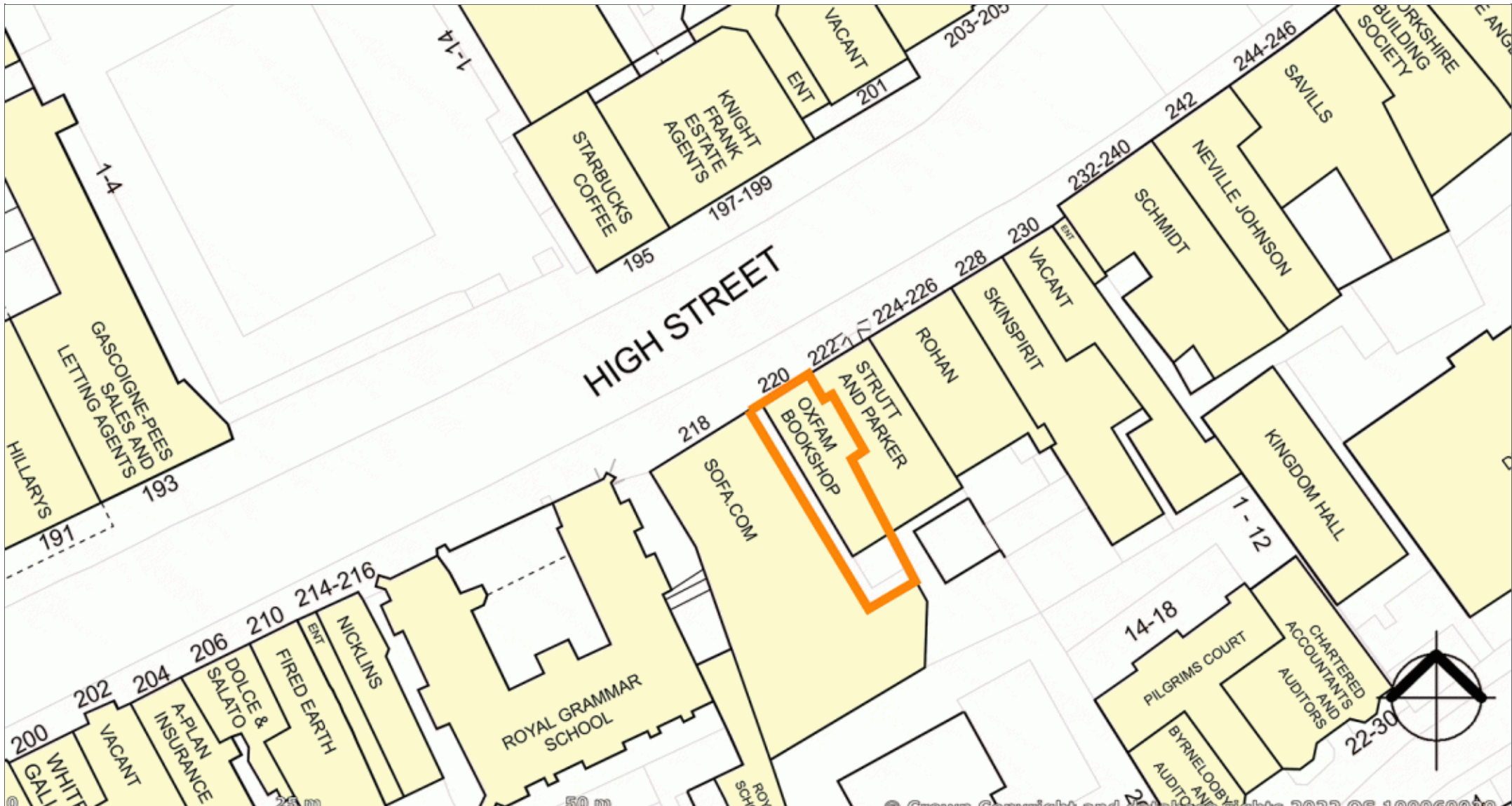




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Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Boyes Turner LLP
Abbots House , Abbey Street
Reading
RG1 3BD

Philip Jacques
0118 952 7246
pjacques@boyesturner.com

Associate Auctioneers



John D Wood International Limited
34-35 Clarges Street
Mayfair
London
W1J 7EJ

Craig Van Straten
020 7629 9050
07763 928 238
craigvanstraten@johndwood.com

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