

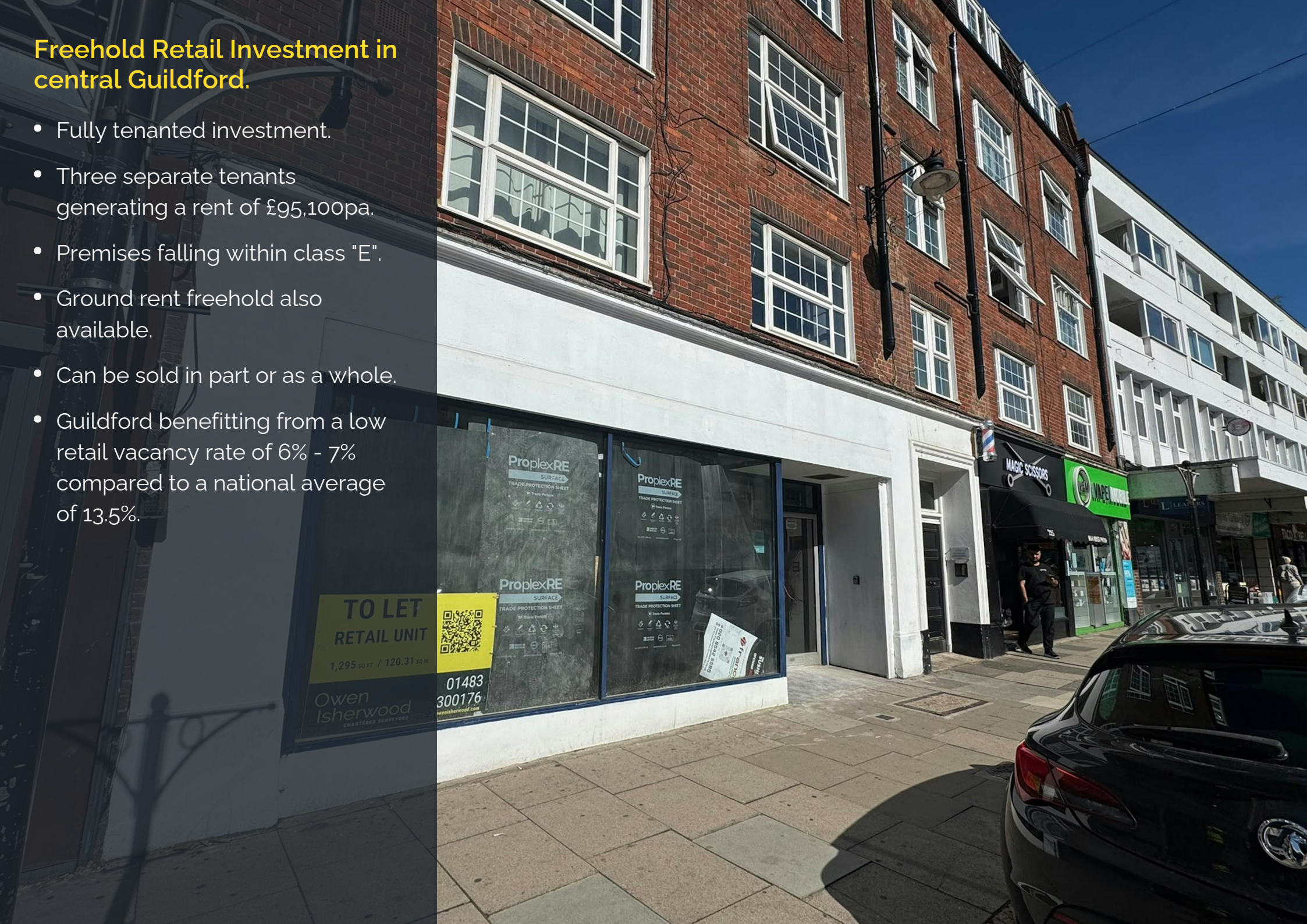
Owen Isherwood
CHARTERED SURVEYORS

Eastgate House, 221-227 High Street, Guildford, GU1 3BJ

FOR SALE | 1,912 SQ FT (177.63 SQ M)

Freehold Retail Investment in central Guildford.

- Fully tenanted investment.
- Three separate tenants generating a rent of £95,100pa.
- Premises falling within class "E".
- Ground rent freehold also available.
- Can be sold in part or as a whole.
- Guildford benefitting from a low retail vacancy rate of 6% - 7% compared to a national average of 13.5%.




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EASTGATE HOUSE
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014 8353 9134
GENTS BARBER

Location

Situated in Guildford town centre along the main High Street in a strong secondary retailing pitch. Nearby occupiers include KFC, Pizza Express, TSB, Knight Frank and Savills. Guildford mainline railway station is approximately 0.5 miles away, with 40-minute links to London Waterloo. Ample public parking to the rear.

Description

A ground floor, retail investment portfolio of three premises, let to three tenants all within class "E". Each unit internally is square in shape, with fire escapes to the rear and a generous amount of floor-to-ceiling natural light from the front windows.

Accommodation

Name	sq ft	Price	EPC	Availability
Ground - 221 High Street	1,295	£595,000	D (86)	Available
Ground - 225 High Street	310	£280,000	B (45)	Available
Ground - 227 High Street	307	£290,000	C (60)	Available
Ground - Freehold	1	£10,000	-	Available
Total	**1,913**			

Price

Offers in the region of £1,175,000 + VAT for the whole portfolio. Can be sold separately.

Tenure

221 High Street agreed a 10-year lease with a 5th year break clause and rent review, completed August 2026 to Sushi Co. Let at £47,500pa.

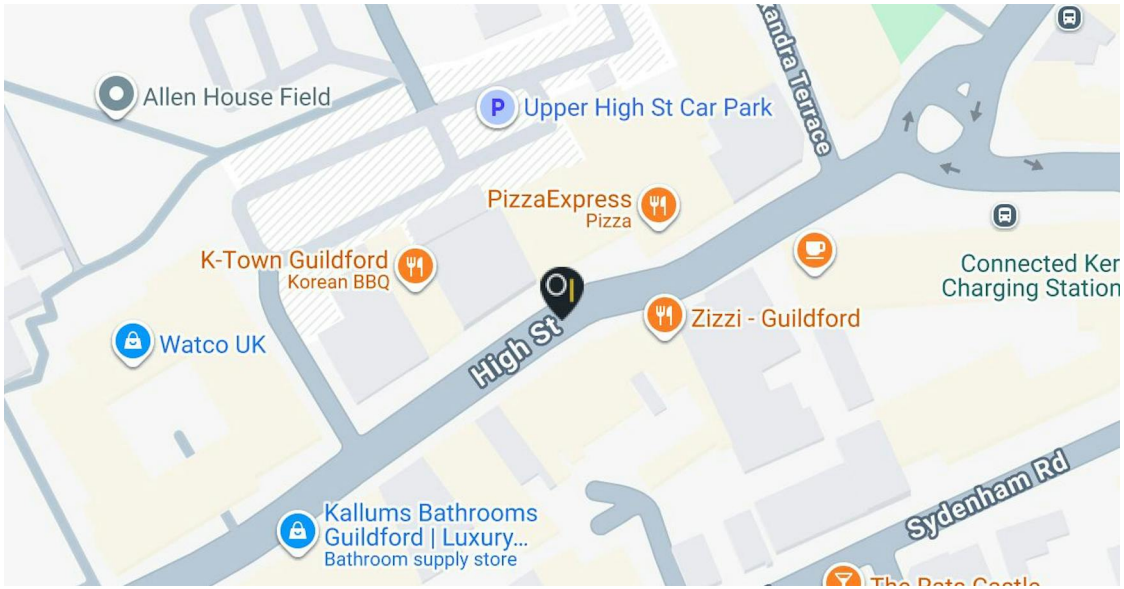
225 High Street renewed their lease in July 2023 to a barbershop on a 15-year lease with 5th year anniversary reviews and no break clauses. Let at £23,500pa.

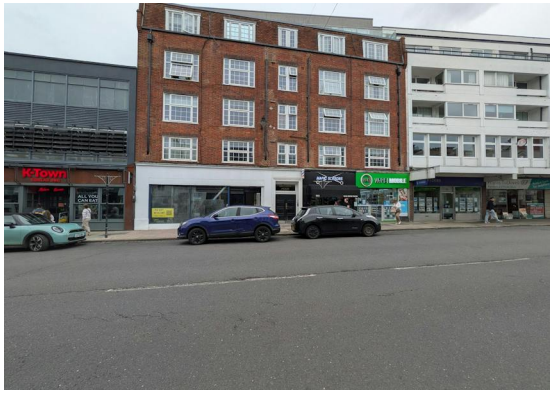
227 High Street let to a phone repair and vape shop in May 2022 on a 10-year lease with a 5th year break clause and rent review. Let at £23,500pa.

Freehold for the block available as part of this sale, with a ground rent of £600pa.

Legal costs

Each party to bear their own legal costs incurred in the transaction.







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