



Owen
Isherwood
CHARTERED SURVEYORS

35 & 35a, Madrid Road, Guildford, GU2 7NU

FOR SALE | 1,172.08 SQ FT (108.89 SQ M)

Retail Investment with 2-bed flat

Location

Located on a busy access road into Guildford Town Centre, (0.5 miles away), the Station (0.2 miles away), University of Surrey, Cathedral, Hospital and A3 slip road are all within close vicinity. Guildford is Surrey's principal town with excellent shopping and commercial base.

Description

The subject property features a retail unit on the ground floor currently leased to a launderette user for a term of 15 years from Jan 2019. Every 5th anniversary rent reviews are linked to greater of RPI & OMRR. The most recent rent review increased the rent to £16,800 per annum.

There is also a vacant 2-bedroom flat on the upper floor, which also includes a bathroom and lounge/kitchen. Accessed separately from the retail unit.

There is a generous garden to the rear of the property.

Accommodation

Name	sq ft	sq m	Availability
Ground - Retail Unit	558.54	51.89	Available
1st - 2 bed flat	613.54	57	Available
Total	1,172.08	108.89	

Price

£415,000

Rates & Charges

Rateable value: £8,300

Investment Details

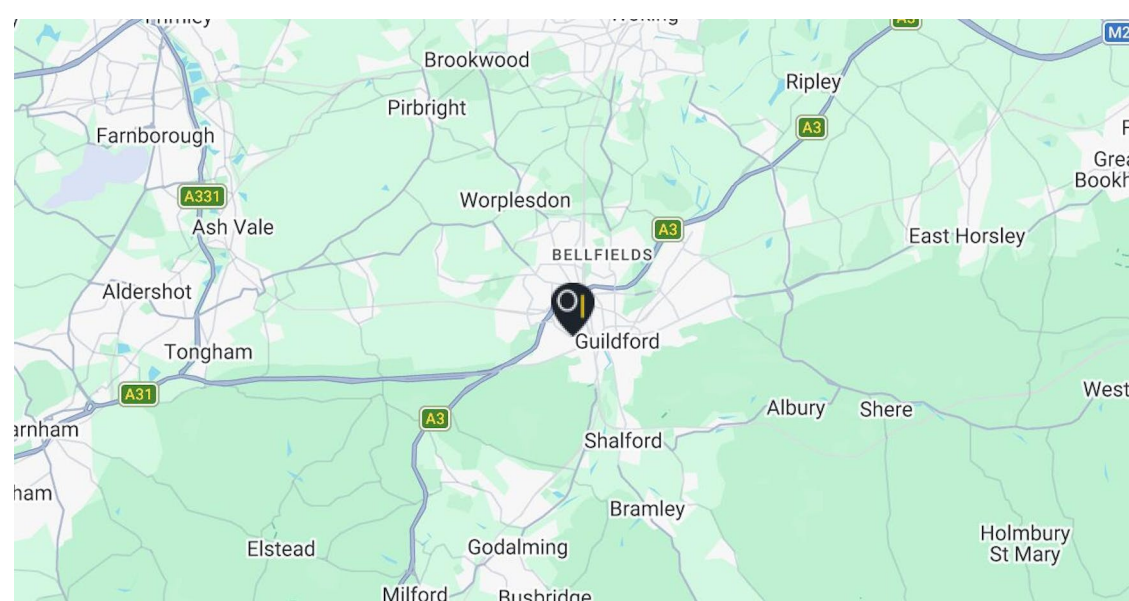
Retail Unit - £16,800 per annum (RPI Rent Review 24'), expires 2034.
Flat - Vacant - Estimated rental value is £1,500 - £1,600 mth

EPC

Ground floor - TBC
1st floor flat - D 64

Legal costs

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



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