

PROMINENT FREEHOLD INVESTMENT FOR SALE



127 WORPLESDON ROAD • GUILDFORD • SURREY • GU2 9XA

LOCATION:

The premises are situated on the Worplesdon Road in a parade of Secondary Commercial units most of which have residential upper parts. The parade incorporates an assortment of 'neighbourhood' commercial occupiers whilst Sainsbury's Local are close by and a Little Waitrose is located in the Petrol filling station opposite. More generally Guildford is a popular Business and Residential district which offers exceptionally good shopping facilities including covered shopping precincts, specialist shops, department stores and retail warehouses including Ladymead Retail Park whilst leisure facilities are close by including The Spectrum Leisure Centre, G-Live together with numerous Golf Courses and Country Clubs within close proximity).

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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- DESCRIPTION:** The main accommodation is arranged to provide a detached property of brick construction beneath a pitched and tiled covered roof unit of brick construction beneath a flat roof. The unit on the corner is presently used as Dental Surgery.
- ACCOMMODATION:** *(all areas are approximate unless otherwise stated).*
127 Worplesdon Road Guildford Surrey GU2 9XA
Ground Floor: 47.91 sq m (516 sq ft approx.)
Including Kitchen, WCs and external storage.
- LEASE TERMS:** The property is subject to a commercial lease, the details of which are set out below, whilst the flat located at first floor level has been sold off by way of a long Lease (expiring in 2110) subject to a rising Ground Rent.
- 127 Worplesdon Road, Guildford, Surrey GU2 9XA**
Date of Lease: 12th April 2022.
Tenant: Inmo Dent Ltd. (& guarantors) T/A Surrey Dental Practice.
Term of Lease: **15 (fifteen) years from 12th April 2022.**
Rent: **£18,750.00** (Eighteen Thousand, Seven Hundred and Fifty pounds) per annum.
Repairs/Insurance: The Lease is drawn on a Full Repairing and Insuring basis.
Review Date: Every Fifth anniversary of the first day of the Term. The next rent review is April 2027.
- First Floor Flat (No 1)** The Lease expires in 2110 subject to an annual ground rent of £100.00 rising through the term, the next rental increase will be January 2035 when the ground rent will increase to £200.00 per annum
- TOTAL INCOME:** **£18,850.00** per annum exclusive.
- GUIDE PRICE:** We are seeking **£350,000.00** which will show a purchaser a gross initial return of **5.38%**.
- VAT:** VAT will not apply.
- LEGAL COSTS:** Each party to bear their own Professional and Legal Costs.
- RATES:** Guildford Borough Council.
- VIEWING:** Strictly by prior appointment through the **Sole Agents:**



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NOTE:

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