

FREEHOLD 'MIXED USE' INVESTMENT FOR SALE



1 & 2 THE WILLOWS

GARDNER ROAD • GUILDFORD • SURREY • GU1 4PJ

LOCATION:

The premises are located off Woodbridge Road and directly opposite Guildford Cricket Club, with Guildford town centre only a few minutes walking distance. The premises are also within walking distance of Guildford mail line station with a journey time to London Waterloo of approx. 40 minutes. The town is readily accessible from the A3 and the M25 (Junction 10) is 7 miles to the north-east, providing access to Heathrow and Gatwick airports.

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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

1 & 2 THE WILLOWS

GARDNER ROAD • GUILDFORD • SURREY • GU1 4PJ

DESCRIPTION:

The premises comprise a 2- storey property being of brick construction and is arranged to provide offices on the ground floor with self-contained living accommodation at first floor level together with a small balcony to the rear. We would estimate that the property was built during the inter-war period being of cavity brick construction beneath a flat roof. The ground floor is solid whilst the first floor is suspended. Windows to the front elevation are u-PVC double glazed units.



Internally the ground floor has been subdivided to provide 2 x open plan offices, a kitchen and male/female w.c. facilities whilst the first floor is arranged to provide self-contained living accommodation with independent access from the ground floor. The flat comprises living room, 2 bedrooms, bathroom and kitchen.

ACCOMMODATION:

Ground floor:	First floor:
Offices (NET) 69.76 sq m (750 sq ft)	Lounge 4.77 x 5.39
Kitchen & W.C. Facilities	Bedroom [1] 2.00 x 4.00
	Bedroom [2] 2.60 x 4.82
	Bathroom with bath, w.c. and wash hand basin
	Kitchen

[all dims. are max. and approx.]

There is off-road parking directly adjacent to the subject premises for 3/4 cars.

TENANCIES:

The premises are let as follows:-

The ground floor is subject to a lease in favour of a Charity named "Tamba" - The lease is for a period of 3 years and commenced on the 19/03/2010 . The current passing rental is £16,000 per annum

The first floor flat is presently let on an Assured Shorthold Tenancy for a period of 12 months which commenced on the 23/01/12 at a current rental of £975.00 pcm. Thus the total GROSS annual income is **£27,700.00** per annum.

PRICE:

We are quoting **£390,000.00** which, based on the present income will show a Gross Initial Return of just under **7.10%**

VAT:

All prices quoted are exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

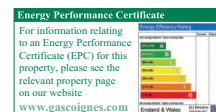
VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com



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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) Ltd which is registered in England No. 4356372. All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial