

*Voted Best Commercial Agency – Surrey Property Awards 2012*

## INVESTMENT TRANSACTIONS - 2013/14



### **Merrow Heights, Epsom Road Merrow, Guildford, Surrey GU1 2RE**

We have recently negotiated a sale of Merrow Heights, a new, mixed Commercial//Residential Investment comprising 4 x ground floor shops and 11 x flats arranged over 2 x floors. The property is presently yielding £30,350.00 per annum and terms have been agreed in the sum of **£370,000.00** which will show a purchaser a Gross Initial Yield of **8.20%**

Date of transaction - Q2 2014.



### **Haslemere House, Lower Street Haslemere Surrey GU27 2PE**

We recently sold Haslemere House which is a frame building comprising flats on the upper levels and commercial offices arranged in 3 x separate suites on the ground floor all of which were let on short leases whilst the upper level flats generated ground rents. The property was sold in the sum of **£390,000.00** which showed the buyer a Gross Initial Yield of **10.00%**

Date of transaction - Q3 2013.



### **Pilgrims Court Sydenham Road Guildford Surrey GU1 3RX**

We have recently sold Pilgrims Court in Guildford which is a part-let/part-vacant office building extending in total to some 6,983 sq ft of NET useable office accommodation with 8 x on-site car spaces. The property was yielding an annual rental income of £98,550.00 by way of a commercial lease to Moore Stephens for a period expiring in June 2017. The property was sold in the sum of **£1,130,000.00** Freehold which represents a Gross Initial Yield of **8.72%**

Date of transaction - Q4 2013.

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### 105 Stoke Road Guildford Surrey GU1 4JN

We have recently sold the above mixed use Investment to private clients, the property extends to some 3,500 sq ft approx and comprise 2 x shops let on commercial leases and 5 x flats all of which were let on Assured Shorthold Tenancies together with 1 x garage. The property currently yields a Gross annual rental income of circa £70,000.00 and was sold in the sum of **£885,000.00** Freehold which represents a Gross Initial Yield of **7.90%**

Date of transaction – Q3 2014.



### Bernay House Haslemere Surrey GU27 2PE

We have recently sold the above part completed office building on behalf of LPA Receivers to private clients, the property extends to some 3,500 sq ft approx of NET office accommodation arranged over 3 x floors together with on-site parking for some 6 x car spaces. The property was sold in the sum of **£310,000.00** Freehold.

Date of transaction – Q2 2013.

*Subsequently we let all 3 x floors and now manage the building for the owners*

For further information and advice on Commercial Property in the region, contact:



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