



**TOWN CENTRE RETAIL / RESIDENTIAL INVESTMENT**  
**FOR SALE - FREEHOLD**



**64 & 64A HAYDON PLACE • GUILDFORD • SURREY GU1 4LR**

**LOCATION:**

The premises are situated in Haydon Place a short distance from the town centre in a parade of secondary/tertiary shops.

**DESCRIPTION:**

The premises are arranged to provide a ground floor retail premises whilst the first floor provides an open-plan studio flat together with bathroom and kitchen facilities.

**Gascoignes • Trevone House • Pannells Court • Guildford • Surrey GU1 4EU**

**T: 01483 538131 F: 01483 557549**

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## 64 & 64A HAYDON PLACE • GUILDFORD • SURREY GU1 4LR

**ACCOMMODATION:** Ground floor retail sales area - 500 sq. ft. approx.  
Separate access to first floor flat providing open-plan lounge area, bathroom and kitchen.

**INCOME:** The ground floor is let to Pinery Co (UK) Limited for a period of 10 years and 4 months by way of a lease dated 7 November 2005 at a current rental of **£6,600.00** per annum payable on 7th of every month with an increase of **£100.00** per annum for the next 10 years. A deposit of 3 months rent is held by our clients.

The first floor is let by way of a verbal agreement at a monthly rental of **£550.00**.

Total annual income (gross) is **£13,200.00**.

**PRICE:** **£195,000.00** Freehold subject to the leases as described.

**VAT:** All prices and outgoings referred to in these details do not include VAT, which may be chargeable.

**LEGAL COSTS:** Each party to pay their own legal costs.

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



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