

**Lot 30, 17 Epsom Road, Guildford,
Surrey GU1 3JT**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Estate Agency Investment

- Ground Floor commercial unit and upper parts (sold off)
- Let to Cavender Property Solutions Limited on a reversionary lease until September 2037 (subject to option in 2032)
- The adjoining unit, under separate ownership, is on a parallel lease agreement
- Highly Affluent and Desirable London Commuter and University Town
- VAT-Free Investment
- Nearby occupiers Stirling Ackroyd, Richer Sounds, Burns & Webber and Co-Op

Lot

30

Auction

3rd November 2022

Rent

£24,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

6 miles south of Woking, 30 miles south-west of London

Roads

A3001, A25, A3

Rail

London Road Railway station & Guildford Railway station

Air

London Gatwick Airport, London Heathrow Airport

Situation

Guildford is a popular and affluent London commuter town benefiting from excellent transport links to London, with the A3 road link nearby and direct trains to London Waterloo with a fastest journey time of 32 minutes. The property is prominently situated on the north side of the busy Epsom Road (A246) with the surrounding area comprising a mix of residential dwellings, restaurants, retail and estate agents as well as G Live entertainment venue and the popular Harbour Hotel within 75 yards of the property. London Road (Guildford) is some 450 metres to the north. Nearby occupiers include Stirling Ackroyd, Richer Sounds, Burns & Webber and Co-Op. The town is also home to the University of Surrey.

Tenure

Freehold.

Description

The property comprises a mid terrace ground floor retail unit, currently occupied by an estate agent. The estate agent occupies the neighbouring property which has been interlinked in to the subject property following a Deed of Variation. The property benefits from rear storage both within the building demise and an external storage unit to the rear. The property has rear access and parking for a single vehicle.

VAT

VAT is not applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail Internal Storage External Storage	45.03 4.50 23.43	(485) (48) (252)	Cavender Property Solutions Limited (1)	20 years from 27/09/2017 (2)	£24,500	27/09/2027 and five yearly thereafter (3)
First	Hair Salon (consent for residential granted)	-	(-)	INDIVIDUALS	999 years from completion	Peppercorn	
Total Commercial Floor Area		72.96 (4)	(785) (4)			£24,500	

(1) Cavender Estate Agents trade from branches in Guildford and Kingston providing residential letting and sales agency advice.

(2) The property is let on a term of 20 years from 27/09/2017 by virtue of a Reversionary lease for a term of 10 years from 27/09/2027 until 26/09/2037.

(3) The lease provides for a tenant option to determine the lease on 26/09/2032 upon serving 6 months written notice.

(4) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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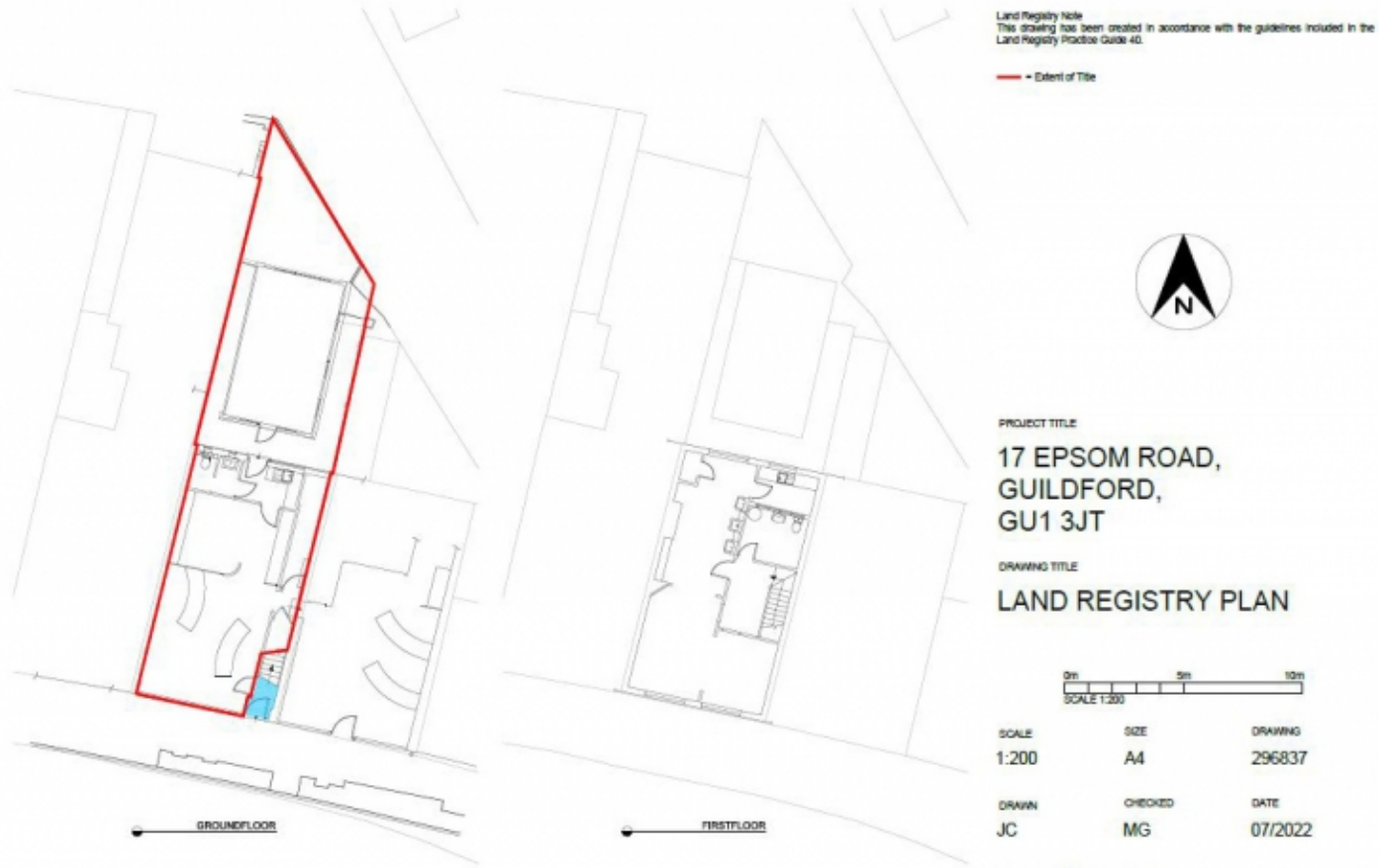
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September 2020