



Owen  
Isherwood  
CHARTERED SURVEYORS

**FOR SALE**

Income Producing Commercial Investment

513.32 sq. ft. (47.69 sq. m)

12 Castle Street, Guildford, Surrey, GU1 3UW



## LOCATION

The town of Guildford is situated in the heart of Surrey, accessed from frequent national rail services from London, as well as the A3 motorway linking the capital to Portsmouth on the South Coast. Centered around the historic Guildford Castle, Castle Street is situated just off the main High Street, forming a rich tapestry of Grade-II listed buildings, gardens, cobbled streets and stone walls serving a mixture of local leisure, restaurants and retail units forming an attractive side street.

## DESCRIPTION

Based over the ground floor and basement, 12 Castle Street benefits from wood-panelled windows and frontage typical of neighbouring units along this retail terrace. The current tenant has kept the unit in good decoration and condition throughout, opting for vinyl flooring, painted walls and a mixture of LED and strip lighting as well as electric heaters.

A single parking space to the rear is included with this sale.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor	368.02	34.19
Basement	145.3	13.5

## TENURE

The Long Leasehold interest is to be sold with 989 years unexpired and no ground-rent payable.

There is a retail tenant in situ on an underlease paying £23,500pa on a new 5-year lease from October 2023 due to expire in October 2028 and with a 3<sup>rd</sup> year (upwards only) rent review.

## PRICE

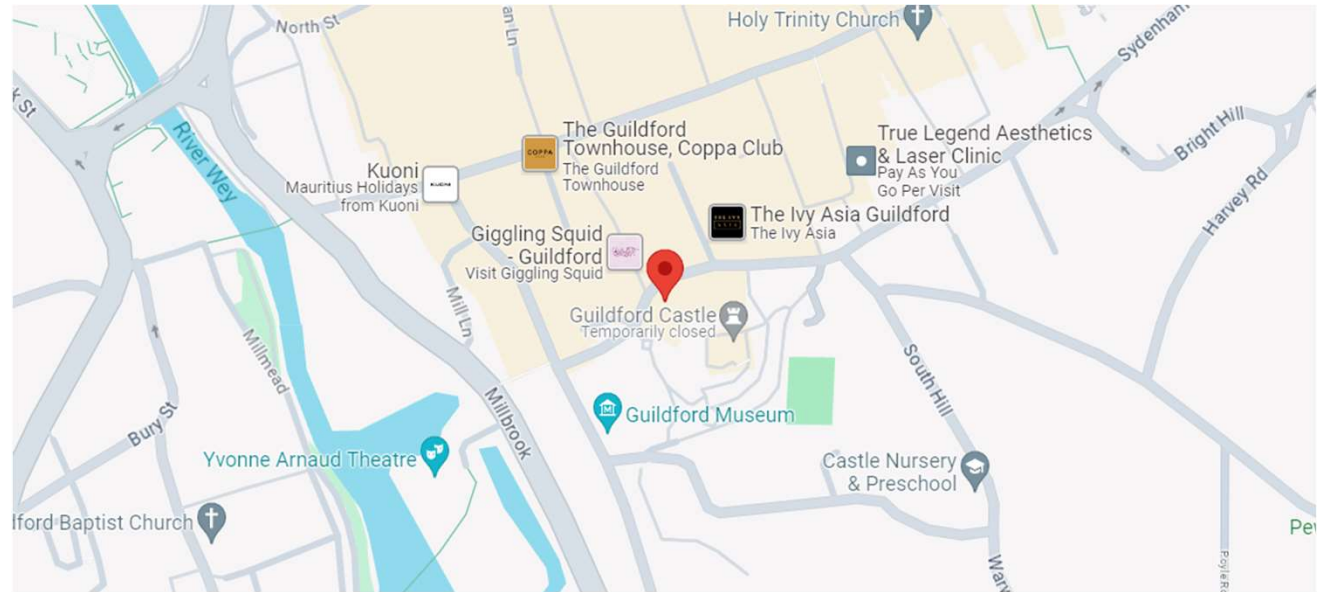
£350,000

## EPC

C - 60

## COSTS

Each party to bear their own costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

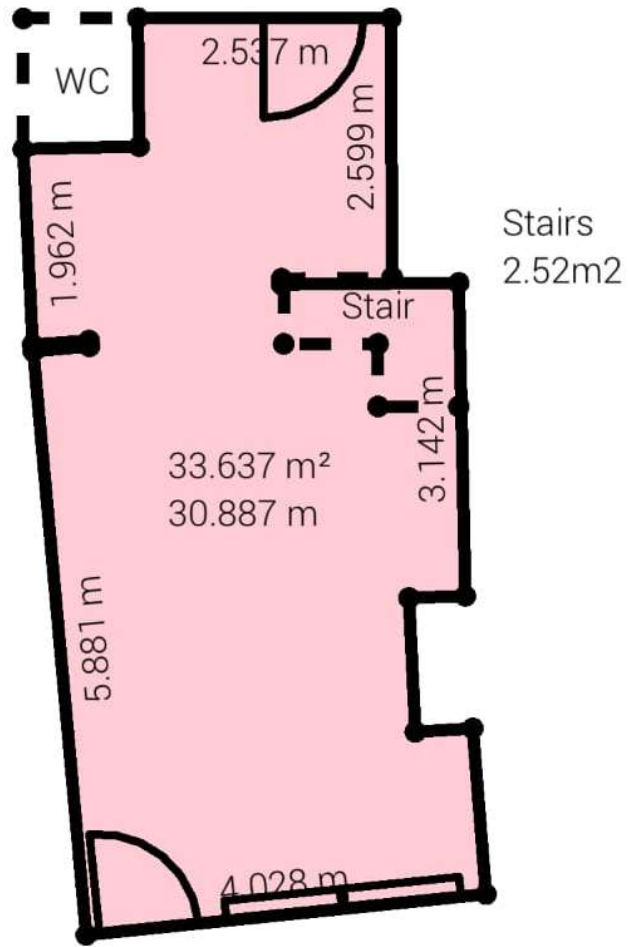
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**Plans**  
**Ground Floor, 12 Castle Street, Guildford**  
**(For illustrative purposes only – not to scale)**

Ground Floor



Front