



Owen
Isherwood
CHARTERED SURVEYORS

For Sale Mixed-Use Ground Rent Investment

2-14 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

A Freehold terrace of ground-floor retail units with residential apartments on the upper floors. The property faces on to Chapel Street which is a popular restaurant/retail part of Guildford, the front being a painted white plaster. The windows are shop frontage are painted wooden frames with each of the retail units having preserved wooden doors for entry.

The rear concreted car park is included within the Freehold Title and connects the property with access via the archway at Eleanor Court, backing on to Guildford Castle's grounds.

The buildings Insurance is provided by the Freeholder and relevant commissions are collected for the provision of the Buildings Insurance premium by the Freeholder. See details provided on the ground rents provided on the next page with regards to the long-leasehold interests.

ASKING PRICE

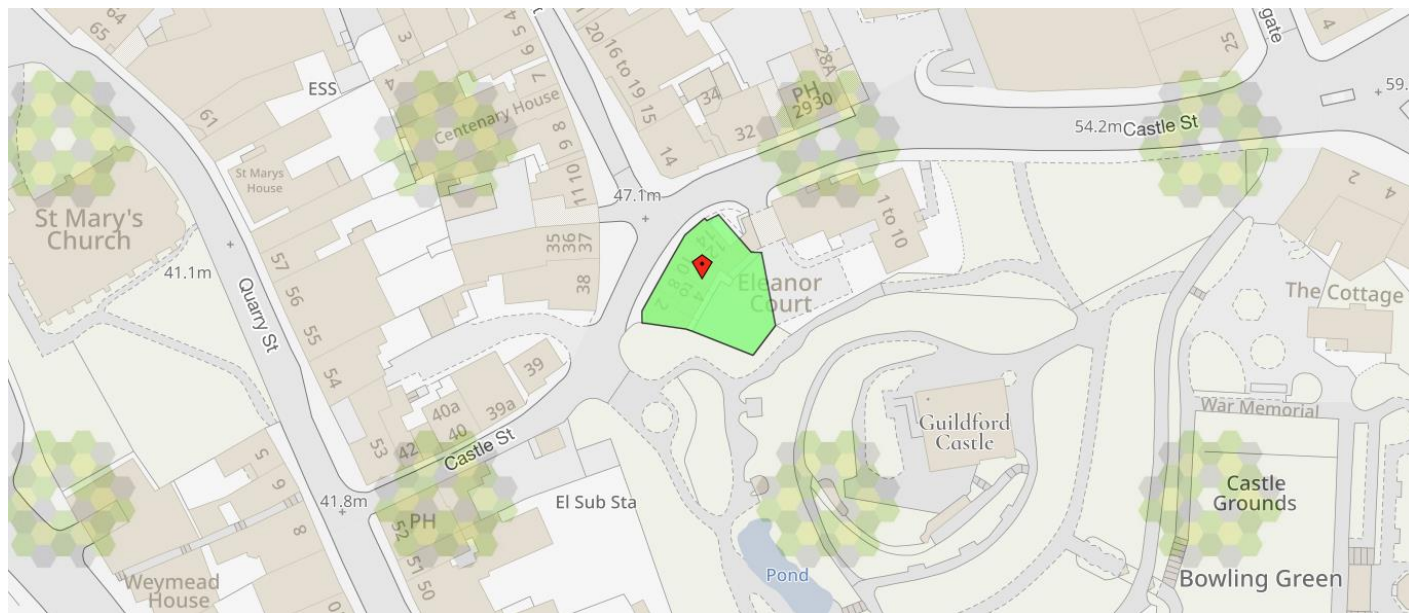
Offers invited.

ANTI MONEY LAUNDERING POLICY

In accordance with Anti Money Laundering Regulations, the successful purchaser will be required to provide two forms of identification and confirmation of the source of funding.

LEGAL 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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LONG LEASEHOLD INTERESTS

Address	Lease Start Date	Term	Ground Rent	Ground Rent on Review	Review Date	Share of Maintenance	Use
2 Castle St	28/07/11	999yrs	0.00	0.00	-	17.5%	Barbers
4 Castle St	16/07/10	999yrs	0.00	0.00	-	17.5%	Café (on new tenancy)
6 Castle St	24/06/10	125yrs	100.00	400.00	24/06/35	7.5%	Residential flat – tenanted
8 Castle St	24/06/10	125yrs	100.00	400.00	24/06/35	7.5%	Residential flat – tenanted
10 Castle St	12/10/10	999yrs	0.00	0.00	-	17.5%	Beauty treatments
12 Castle St	30/07/10	999yrs	0.00	0.00	-	17.5%	Beauty treatments
14 Castle St	24/06/10	125yrs	100.00	400.00	24/06/35	15.0%	Residential flat - tenanted