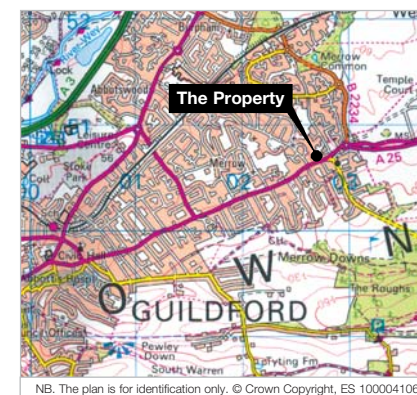




Guildford

203-205 Epsom Road Surrey GU1 2RB

- **Virtual Freehold Betting Office Investment**
- Let to William Hill Organization Ltd on a lease expiring 2025
- No VAT applicable
- Rent Review 2010 outstanding
- Current Rent Reserved
£26,000 pa



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure

Leasehold. To be held for a term of 999 years from completion at a peppercorn rent.

Location

The cathedral town of Guildford, with a population of 65,000, is the county town of Surrey and a major commercial centre. Located on the A3, 30 miles south-west of Central London, the town benefits from excellent communications with the A3 providing a direct link to the M25 motorway 8 miles to the north.

The property is located in a local shopping area, on the north side of Epsom Road (A246), close to the junction with Bushy Hill Drive, some 2 miles east of Guildford town centre. In addition there is a car park to the rear of the property.

Occupiers close by include Boots Chemist, Lloyds TSB, Martins and a BP Petrol Filling Station incorporating M&S Simply Food.

Description

The property is arranged on ground floor only to provide a double shop unit presently used as a betting office. The property forms part of a larger building, the remainder of which does not form part of the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	9.80 m	(32' 2")
Net Frontage	9.20 m	(30' 2")
Shop Depth	18.05 m	(59' 3")
Built Depth	20.45 m	(67' 1")
Ground Floor	159 sq m	(1,711 sq ft)

Tenancy

The property is at present let to WILLIAM HILL ORGANIZATION LIMITED for a term of 20 years from 26th August 2005 at a current rent of £26,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

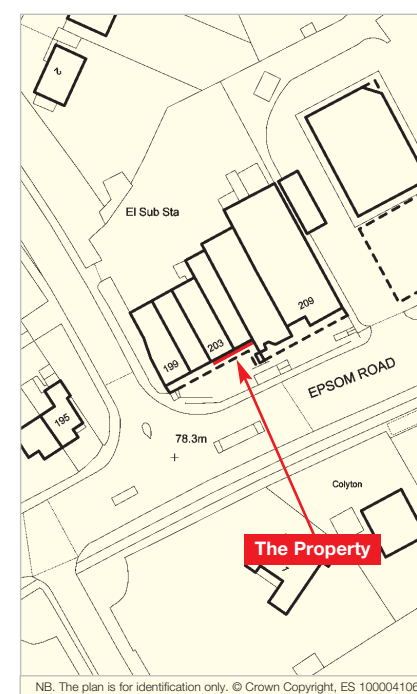
William Hill operate from over 2,300 betting shops across the UK and Ireland and are one of the UK's leading bookmakers.
Website Address: www.williamhill.com

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsof.co.uk



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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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