

Guildford
Part 128 Worplesdon
Road
Surrey GU2 9RT

- **Freehold Shop and Residential Ground Rent Investment**
- Let to Ladbrokes Betting and Gaming Ltd
- Lease expires 2022 (no breaks)
- Well located immediately adjoining a new Sainsbury's Local store
- Rent Review 2017 linked to RPI
- Total Current Rents Reserved **£20,500 pa**
Rising to £23,000 pa in August 2014

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

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 dual carriageway, 30 miles south-west of Central London. The town benefits from excellent communications with the A3 providing a direct link to the M25 London Orbital to the north, and to the South Coast.

The property is situated adjacent to a Sainsbury's Local on Worplesdon Road (A322) close to its junction with New Cross Road and approximately 2 miles to the north of the town centre.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with two self-contained flats above.

VAT

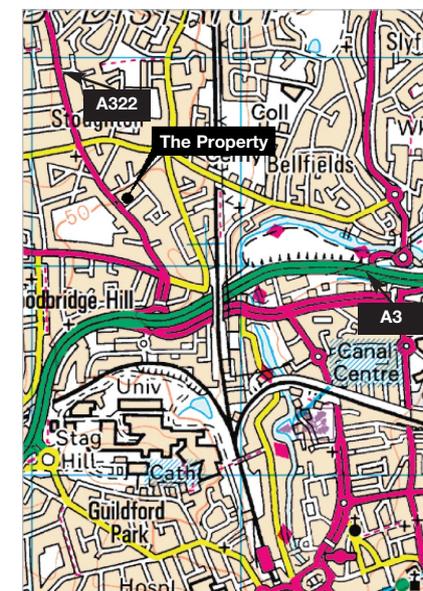
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 91 Band D (Copy available on website).



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Ladbrokes Betting and Gaming Ltd (1)	Gross Frontage 10.50 m (34' 5") Net Frontage 7.20 m (23' 7") Shop Depth 8.50 m (27' 9") Ground Floor (GIA) 90.70 sq m (976 sq ft)	10 years from 23.08.2012 Rent review every fifth year linked to RPI (max 3% & min 1% pa compounded) FR & I	£20,000 p.a. (rising to £22,500 p.a. 28.08.2014)	Rent Review 2017
Part Ground Floor	Tarian Investment Co Ltd (sublet to Sainsbury's Supermarkets Ltd)	Rear Store Room - Not inspected by Allsop	999 years from 30.03.2012	Peppercorn	Reversion 3011
Flats 1 & 2	Millhill Properties (Guildford) Ltd	Two Flats - Not inspected by Allsop	Each 125 years from completion	£250 p.a. (each)	Reversion 2138

(1) For the year ended 31st December 2011, Ladbrokes Betting and Gaming Ltd reported a turnover of £694.138m, a pre-tax profit of £111.963m, shareholders' funds of £1.727bn and a net worth of £885.620m. (Source: riskdisk.com 13.12.12.)

(2) Areas provided by Joint Auctioneer.

Total £20,500 p.a.

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

Seller's Solicitor Ms H Bunting, Shoosmiths LLP. Tel: 0121 625 4342 e-mail: helen.bunting@shoosmiths.co.uk

Joint Auctioneer B Cradick Esq, Cradick Retail. Tel: (01892) 515001 Fax: (01892) 510533 e-mail: bcradick@cradick.co.uk

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