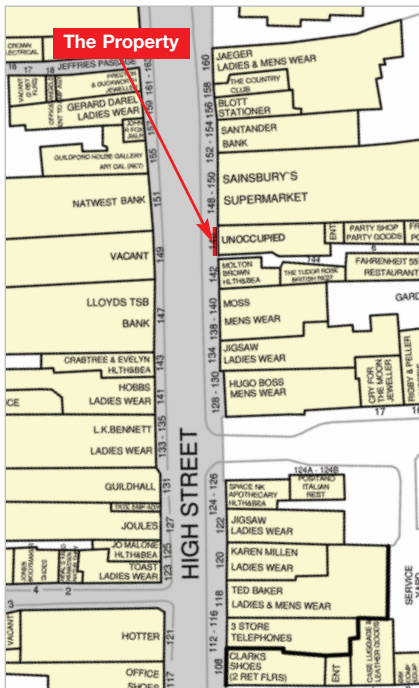


# Guildford

146 High Street  
Surrey  
GU1 3HD

- Well Located Attractive Freehold Bank Investment
- Let to Santander UK plc until 2020 (not in occupation)
- Affluent town centre pedestrianised High Street location
- Grade II Listed
- Rent Review 2015
- Current Rent Reserved  
**£172,500 pa**



**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, 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, located within Guildford Conservation Area, is situated on the south side of the pedestrianised High Street in the heart of Guildford town centre's main retailing pitch. Occupiers close by include Sainsbury's (adjacent), NatWest, Lloyds Bank, L K Bennett, Space NK, Karen Millen and House of Fraser Department Store.

**Description**  
The property, which is Grade II listed, is located within Guildford Town Conservation Area, is arranged on ground and one upper floor to provide a ground floor retail unit with staff ancillary accommodation on the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	5.15 m	(16' 10")
Net Frontage	4.72 m	(15' 6")
Ground Floor	99.0 sq m	(1,066 sq ft)
First Floor	58.5 sq m	(630 sq ft)
<b>Total</b>	<b>157.5 sq m</b>	<b>(1,696 sq ft)</b>

## Tenancy

The entire property is at present let to SANTANDER UK PLC for a term of 15 years from 24th June 2005 at a current rent of £172,500 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

Santander UK plc is one of the UK's leading personal finance services companies and one of the largest providers of mortgages and savings in the UK.

Website Address: [www.santander.co.uk](http://www.santander.co.uk)

For the year ended 31st December 2011, Santander UK plc reported a turnover of £-, a pre-tax profit of £1.261bn, shareholders' funds of £12.666bn and a net worth of £10.524bn. (Source: riskdisk.com 25.04.2013)

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

## Viewings

To be held on Thursday 16th May 2013 by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day.

Please e-mail your viewing request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 83 Guildford**.

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 C Walton, Downs Solicitors. Tel: (01306) 880110 Fax: (01306) 502283 e-mail: [c.walton@downslaw.co.uk](mailto:c.walton@downslaw.co.uk)



