



Tenure

Freehold.

Location

The property is located on the east side of Guildford Road in Lightwater town centre. Local shops and amenities are within easy walking distance and include Co-op and Marks & Spencer. The M3 Motorway is easily accessible to the north and local bus routes run along Guildford Road.

Planning

Local Planning Authority: Surrey Heath Borough Council.
Tel: 01276 707100.

A Permitted Development application has been submitted for conversion of the office space into an additional self-contained flat (decision pending).

Description

The property comprises a detached building arranged over ground and first floors beneath a flat roof. The building is internally arranged to provide a ground floor retail unit together with one self-contained flat and five bedsitting rooms above and office space to the rear. There is off-street parking to the front.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information contained in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

VAT

VAT is not applicable to this lot.

NB.

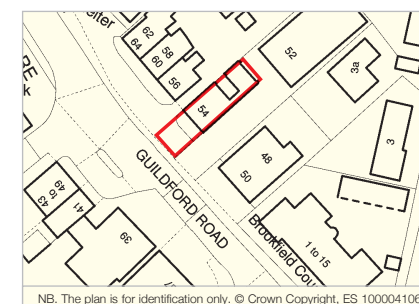
A measured survey is available from the auctioneers upon request. Please email jimmy.bruce@allsop.co.uk using the subject header "Survey Lot 57".

Lightwater

54 Guildford Road, Surrey GU18 5SD

- **A Freehold Detached Building**
- Arranged to provide a Ground Floor Retail Unit together with One Self-Contained Flat and Five Bedsitting Rooms above and Office Space to the rear
- Ground Floor Retail Unit subject to an FR & I Lease. Each Bedsitting Room and Self-Contained Flat subject to an Assured Shorthold Tenancy. Office Space vacant
- Permitted Development application submitted for Conversion of Office Space into an Additional Self-Contained Flat
- Potential for Redevelopment/ Reconfiguration (subject to consents)
- M3 Motorway nearby
- Town Centre location
- Total Current Rent Reserved

**£45,420 per annum
(equivalent) with
Office Space Vacant**



To View

Please contact Allsop by sending an email to jonty.barrie@allsop.co.uk with the subject heading 'Viewing - Lot 57'.

INVESTMENT - Freehold Building

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Commercial	Ground	Retail Unit extending to approximately 77.49 sq m (834 sq ft)	FR & I lease for a term of 20 years from completion in favour of the existing occupier. The lease includes rent review provisions every 5 years of the term	£15,000
Commercial	Ground (Rear)	Office Space	Vacant	-
Residential	Ground (Rear)	Self-Contained Flat comprising Studio Room, Kitchen, Shower/WC (Room 1)	Assured Shorthold Tenancy from 2011 (holding over)	£6,240
Communal	Ground	Kitchen, Shower Room, WC	-	-
Residential	First	Room 2	Assured Shorthold Tenancy from February 2017 (holding over)	£4,680
Residential	First	Room 3	Assured Shorthold Tenancy from 2009 (holding over)	£4,940
Residential	First	Room 4	Assured Shorthold Tenancy from 2011 (holding over)	£4,680
Residential	First	Room 5	Assured Shorthold Tenancy from 2008 (holding over)	£4,940
Residential	First	Room 6	Assured Shorthold Tenancy from 2007 (holding over)	£4,940
Communal	First	Kitchen, Bathroom, Shower Room, Two WCs, Store	-	-

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda - reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.