

3 WEEK COMPLETION



SITUATION

Located within this established parade adjacent to a **Post Office** and **Co-operative Funeral Care** close to the junction with Worplesdon Road amongst such multiples as **Coral** and **Co-operative Food**.

Guildford lies some 33 miles south-west of Central London and enjoys excellent road access via the A3 which links with the M3 and the M25.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'5" Internal Width 16'6" Shop Depth 24'3" Built Depth 63'11" WC Office Area Approx 200 sq ft	Greenbanks Homecare (Southern) Ltd (Ultimate Holding Company – Greenbank Homes Ltd having 19 offices who for Y/E 30/04/10 reported a T/O of £11.4m, Pre-Tax Profit £999,000 and a Net Worth of £649,000)	5 years from 6th June 2007	£7,000	FRI (Subject to a schedule of conditions and service charge cap of £1,000pa)
First and Second Floor Maisonette	Not Inspected	Individual	120 years from October 1987	£50	FRI Rent Doubles every 30 years
TOTAL				£7,050	

£7,050 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts