

Owen Isherwood
CHARTERED SURVEYORS

180 High Street, Guildford, GU1 3HW

FOR SALE | 272 TO 2,249 SQ FT (25.27 TO 208.94 SQ M)

Prime Freehold Retail Investment

Retail investment on Guildford High Street

- Prominent High Street location at the junction of North Street
- The entire property is let to Washington Green Retail Limited. In the year to Dec 2024 the company had a turnover of £48.90 million with pretax profit of £1.06 Million. They are considered very low risk and would provide an excellent covenant.
- New 10 year lease with no tenant break clause.
- Self-contained first-floor access from the High Street, offering scope for future residential conversion.
- Surrounded by a strong mix of established national and independent retailers including Ryman, Headmasters, Mint Velvet and Neptune Furniture.










LOVE
ROCKS

Location

Prominently positioned on a busy High Street with excellent visibility and surrounded by established national and independent retailers, including Stone, Magnet and Sharps. Ryman and Headmasters are opposite, with Hamptons and Neptune Furniture nearby.

Description

Arranged over ground, first and second floors, with an attractive oak staircase to the first-floor retail space. The rear first floor benefits from good natural light via a conservatory-style glazed roof and attractive wood flooring. A self-contained entrance and staircase provide separate first-floor access, offering potential for residential conversion, subject to planning.

Accommodation

Name	Building Type	sq ft	sq m
Ground	Retail	910	84.54
1st	Retail	660	61.32
1st - Storage	Other	407	37.81
2nd	Retail	272	25.27
Total		**2,249**	**208.94**

Price

Offers in the region of £900,000

Rates & Charges

Rateable value: £48,500

EPC

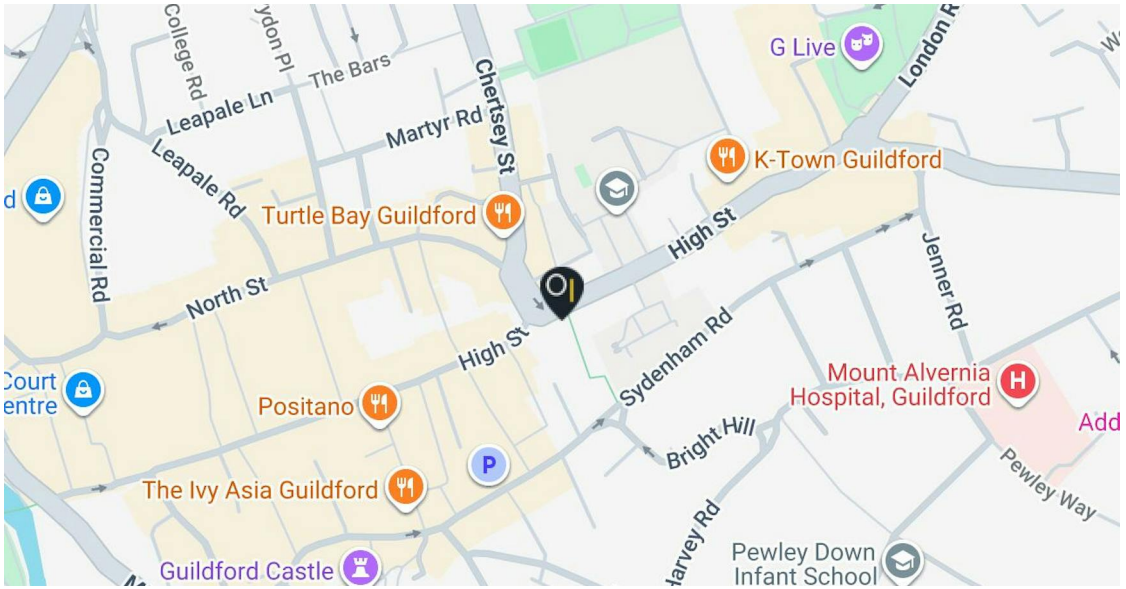
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Tenure

Freehold, subject to the lease for a term of 10 years on FR&I basis from 25th March 2026 at a rent of £75,000 per annum exclusive with an upward only review to open market rent at the end of the 5th year. The lease is inside the Act.

Legal costs

Each party to bear their own legal costs incurred in the transaction.







Contact

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