



Guildford Investment/Development

Description

At a Glance

- Rental income of £130,024 p.a
- Planning for six flats pending
- Let to Boots UK Limited until July 2025
- Prime shopping area
- Opportunity to redevelop upper floors (see artist's impressions of what this could look like – [Swan Lane view](#) and [Angel Gate view](#))

Current Building

A wonderfully bright unit trading as Boots Opticians and Hearing and let to Boots UK Limited on a 5 year lease with FR&I terms expiring 22nd July 2025 at a **rent of £130,024 p.a.** It is located adjacent to Prêt à Manger in the bustling pedestrianised town centre. The current tenant has been in occupation since 1989.

Freehold & VAT elected

Approx. Size: 246.38 sq m

Ground (Retail area): 165.84 m sq

First (Ancillary and storage area): 80.54 m sq

Current Rent Reserved: £130,024 p.a

Development Potential

There is an exciting opportunity to develop and add upper floors for residential accommodation subject to planning. The current building is lower than surrounding buildings at only one and half floors so there is excellent potential for upward development (see [image](#)). Planning permission for six flats applied for under reference 23/P/00401. An asbestos report is available showing no asbestos in situ.

Location

Guildford, with a population of some 144,000, is an historic city with its own wonderful cathedral. Guildford is some 31 miles south west of London just off the A3. Train links are excellent with fast trains to Waterloo in around 30 minutes.

The property is situated on Swan Lane one of the busy cross streets in the prime shopping area. The shop has a rear exit on to Angel Gate.