

GARAGES 1-7

PENTREATH COURT | PENTREATH AVENUE |
GUILDFORD
GU2 7TA



**GARAGES FOR SALE (LONG-LEASEHOLD) IN
GUILDFORD**

FOR SALE



GARAGES 1-7

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hurstwarne.co.uk

KEY BENEFITS



- For sale long-leasehold - 48 years unexpired subject to a ground rent of £112 per annum
- Income producing of £155 per month with potential for significant improvement through letting the vacant garages
- Of interest to investors and occupiers
- Suitable for storage purposes
- Close to Guildford town centre
- Title Number - SY441616

LOCATION



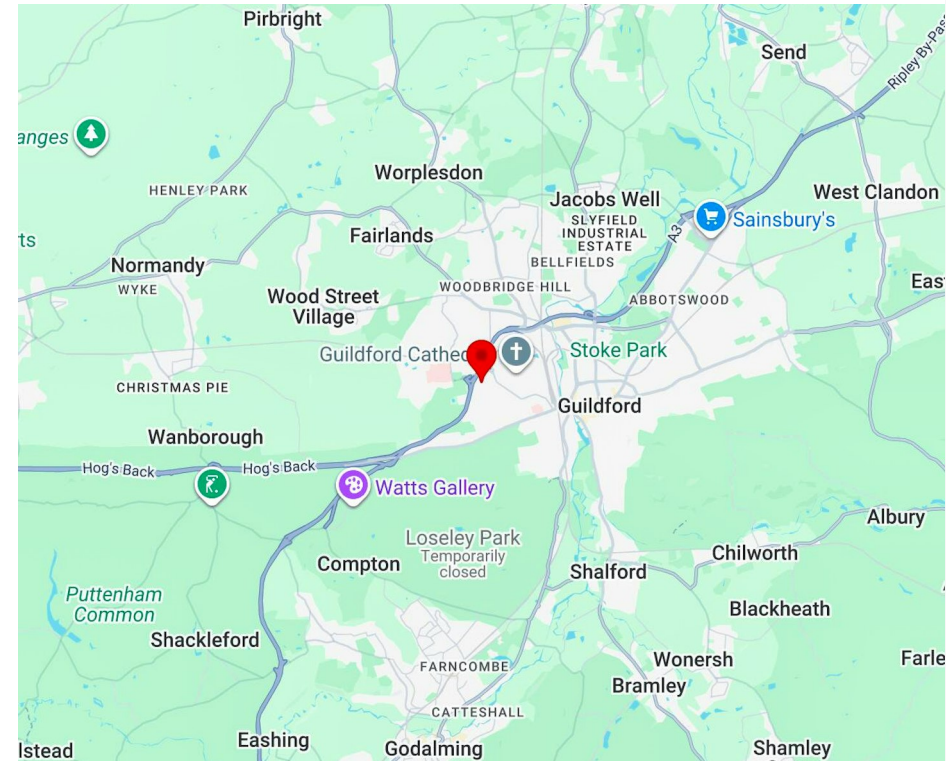
Pentreath Avenue is a residential area to the west of Guildford, offering access to the A3 and located just over a mile from the town centre. It is close to Guildford mainline, with good access to London Waterloo in just 35-minutes.

DESCRIPTION



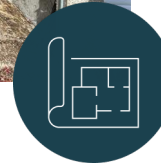
This block of seven garages is located behind the houses on Pentreath Avenue, offering convenient access and practical storage space.

Title Number - SY441616



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PRICE

Offers in the region of £50,000 (plus VAT if applicable) for the long- leasehold interest (48 years unexpired)

ACCOMMODATION

NAME	RENT	AVAILABILITY
Unit - 1	-	Available
Unit - 2	-	Available
Unit - 3	40 /month	Occupied
Unit - 4	60 /month	Occupied
Unit - 5	-	Available
Unit - 6	-	Available
Unit - 7	55 /month	Occupied

SUMMARY

- Price: Offers in the region of £50,000 Plus VAT if applicable
- Rates Payable: N/A
- EPC: EPC exempt - Stand-alone building < 50m2

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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