

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY.

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MEDICAL INVESTMENT

AT
DENE LODGE, 9 LONDON ROAD
GUILDFORD
SURREY, GU1 2AA

FULLY LET AND PRODUCING £51,840 PAX, LET TO 2039, NEXT RENT REVIEW 26TH
MARCH 2026.



DESCRIPTION: The perfect investment, an attractive detached Edwardian building over three floors, beautifully maintained with brick and tiled elevation under a pitched and tiled roof. The property has been extended over the years and has on site parking as well as street parking.

SITUATION: Located in 'dentist land' an area in London Road where many dentists are located, opposite the Guildford Live Centre and a short walk to the upper High Street in Guildford.

Guildford is the regional centre for the area and provides a home to many large companies as well as Surrey University, Guildford Grammar School, Guildford High School and Guildford College.

Road and rail services are excellent as are all the leisure and recreational facilities of the city.

ACCOMMODATION:

| DESCRIPTION | | APPROX. SQ FEET / SQ METERS |
|--------------|------------------------|-----------------------------|
| Ground floor | Surgeries/waiting room | 816 / 76 |
| | Offices/kitchen | 341 / 32 |
| | Store | 31 / 3 |
| | Reception | 76 / 7 |
| First floor | Surgery/waiting room | 521 / 48 |
| | Office/store | 86 / 8 |
| | Waiting room | 95 / 9 |
| Second floor | Store/kitchen | 206 / 19 |
| | Net total | 2172 / 202 |

CAR PARK FOR 3/6 CARS (if double parked)

THE LEASES:

Ground floor : 17 year lease on FRI terms from 26th March 2022, rent review every 4 years, upward only, current rent **£ 33,440.00** pax no VAT.

First and second floor: 17 year lease on FRI terms from 26th March 2022, rent review every 4 years, upward only, current rent **£18,400.00** pax no VAT.

Total rent £51,840.00 pax no VAT

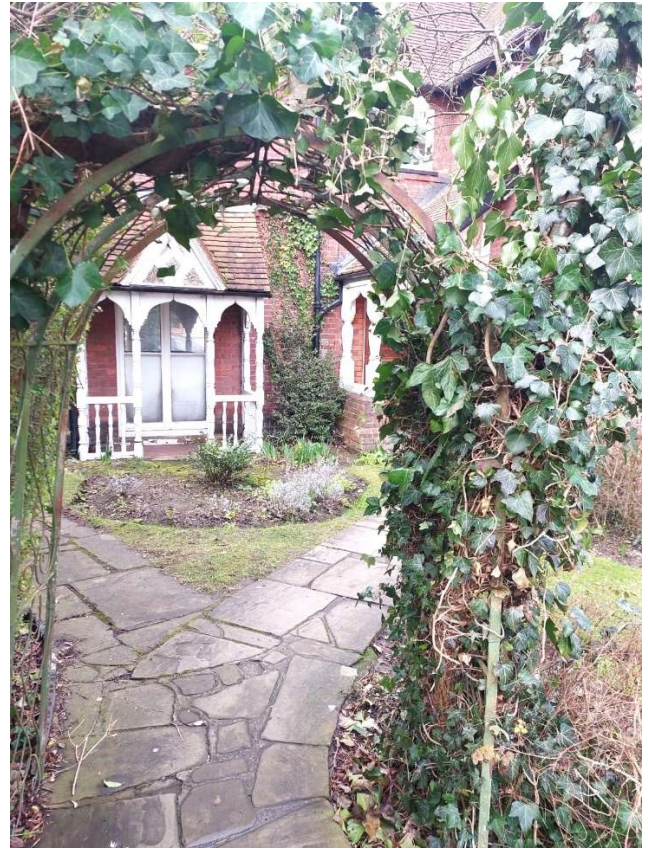
*Copy leases available upon request.

RATEABLE VALUES: Ground floor £26,000 pa

First and second floors £14,750 pa.

EPC: Rating D valid March 2034 (89D)

TERMS: Offers invited for this excellent property, subject to the existing leases, of £850,000.00 STC no VAT.



VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS. THE CURRENT TENANTS ARE NOT TO BE APPROACHED FOR VIEWINGS OR ANY OTHER INFORMATION.

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.