



# ST JAMES HOUSE

20 BEDFORD ROAD, GUILDFORD, SURREY, GU1 4SJ





University of Surrey

St James House

Guildford station

River Wey

High Street



Friary Shopping Centre

# INVESTMENT SUMMARY

St James House is a seven-storey mixed use retail and residential building constructed in circa 1970. With a full refurbishment programme and new upper floors added in 2017.

The residential building consists of 17 self-contained flats. The flats are accessed via a communal entrance with the benefit of a passenger lift to the fourth floor.

- Prime location within Guildford town centre
- 350 yards East of Guildford Railway Station
- Fully occupied and majority let to professional tenants
- 17 self-contained residential flats
- 16 x 1 beds & 1 x 2 beds
- AST's producing a total gross income of £266,000 per annum.
- Freehold: The ground floor retail units are sold off on long leases but may be available by separate negotiation.
- Total gross lettable area of 8,327 sq. ft.

Guildford Mainline Station (0.19 miles), High Street (0.2 miles), Waitrose (0.4 miles), Stoke Park (1 miles), Heathrow Airport (24.6 miles), London Waterloo by Train (32 min)

# THE LOCATION

St James House is situated on Bedford Road within the town centre and is accessed via Onslow Street (A322). The property is surrounded by a mixture of commercial and residential buildings including The Friary Shopping Centre, Odeon Cinema and the University of Surrey 1.1 miles to the northwest. The Bedford Road multi-storey car park is located to the rear of the property.

The town regularly features in the top ten retail destinations outside of Central London and was voted 2nd in the PMA Affluence Indicator of UK retail locations. Guildford is the largest student borough in Surrey (66,224 – 2011 census) which includes The University of Surrey, Guildford College and the ACM.

In addition the town boast the Surrey Research Park, a hub of international global business, gaming and digital tech firms and many law firms. So, the professional tenant base is equally beneficial. Guildford has several potential upcoming developments including the £150m redevelopment of Guildford Railway Station, the proposal includes 57,000 sq. ft of commercial and 438 new homes. The Casino and surface car park located opposite the subject property are allocated within the Guildford masterplan for potential redevelopment.



St James House 20 Bedford Road, Guildford, Surrey, GU1 4SJ

# ACCOMMODATION

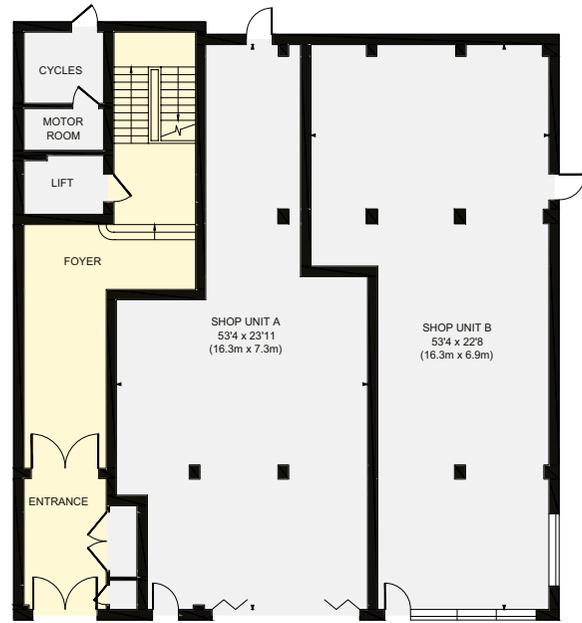
The property has been measured on a Gross Internal Area basis.

The gross lettable area is 8,327 sq ft:

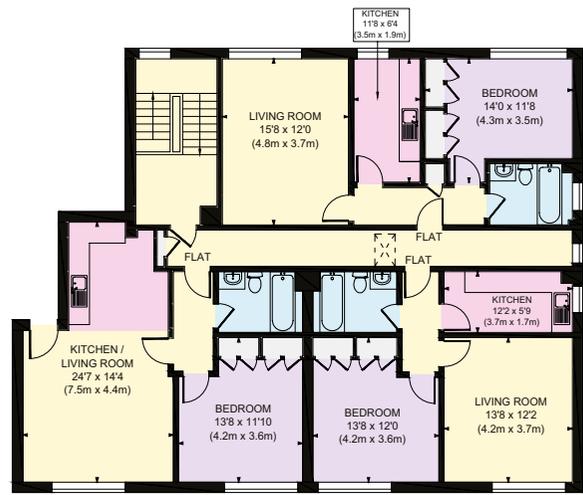
FLAT	FLOOR	BEDROOMS	GIA SQ FT
Flat 1	1st Floor	1 Bed	498
Flat 2	1st Floor	1 Bed	475
Flat 3	1st Floor	1 Bed	505
Flat 4	2nd Floor	1 Bed	498
Flat 5	2nd Floor	1 Bed	475
Flat 6	2nd Floor	1 Bed	505
Flat 7	3rd Floor	1 Bed	498
Flat 8	3rd Floor	1 Bed	475
Flat 9	3rd Floor	1 Bed	505
Flat 10	4th Floor	1 Bed	498
Flat 11	4th Floor	1 Bed	475
Flat 12	4th Floor	1 Bed	505
Flat 13	5th Floor	1 Bed	398
Flat 14	5th Floor	1 Bed	445
Flat 15	5th Floor	1 Bed	394
Flat 16	6th Floor	2 Bed	621
Flat 17	6th Floor	1 Bed	559
<b>Total</b>			<b>8,327</b>



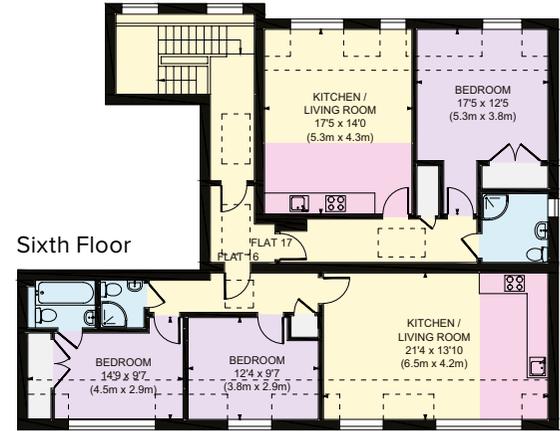
# FLOORPLANS



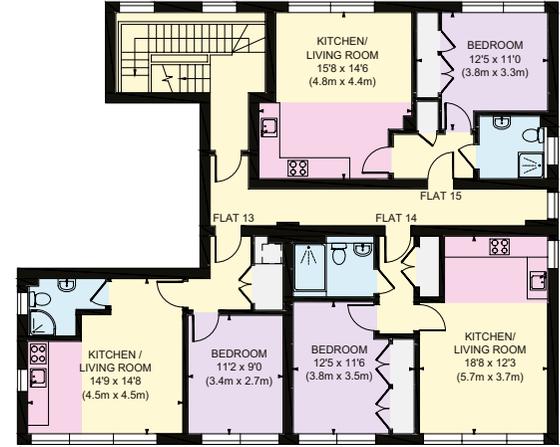
Ground Floor



First to Fourth Floor



Sixth Floor



Fifth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## TENANCY SCHEDULE

The property is let on 12-month AST's producing a Gross annual rent of £266,000. Londis and Sunway are both sold off on long leases from the 19th December 2003 for 999 years at a peppercorn ground rent.

FLAT	START DATE	EXPIRY DATE	RENT DUE	GROSS RENT PCM	GROSS RENT PA
1	07.03.25	06.09.26	7	£1,275	£15,300
2	09.05.25	08.05.26	9	£1,275	£15,300
3	20.07.23	19.07.26	20th	£1,285	£15,420
4	20.08.25	19.08.26	22th	£1,275	£15,300
5	19.02.21	18.02.27	19th	£1,275	£15,300
6	08.11.21	07.11.26	8th	£1,300	£15,600
7	18.10.21	17.05.26	18th	£1,275	£15,300
8	14.11.24	13.11.26	14th	£1,275	£15,300
9	06.10.23	05.10.26	6th	£1,325	£15,900
10	07.01.22	06.01.27	7th	£1,175	£14,100
11	13.09.24	12.09.26	13th	£1,285	£15,420
12	16.06.24	15.06.26	26th	£1,300	£15,600
13	01.12.25	30.11.26	1st	£1,275	£15,300
14	08.02.23	06.02.27	8th	£1,300	£15,600
15	20.09.22	09.03.27	20th	£1,350	£16,200
16	21.01.26	20.01.27	21st	£1,695	£20,340
17	02.01.26	01.01.27	2nd	£1,295	£15,540
<b>Total</b>				<b>£22,235</b>	<b>£266,000</b>



## FURTHER INFORMATION

### EPC

All of the apartments hold valid individual EPC certificates available upon request

### SERVICES

Mains water, mains electricity, broadband

### LOCAL AUTHORITY

Guildford Borough Council -  
T: 01483 505050



**Guildford Office**  
Poyle House, 24 Epsom Road  
Guildford, Surrey, GU1 3LE

T: 01483 407 620  
E: [enquiries@grantley.net](mailto:enquiries@grantley.net)