



48 MADRID ROAD

GUILDFORD, SURREY, GU2 7NU



Surrey Research Park

Royal Surrey County Hospital

Surrey University

Business Park

Guildford Cathedral

48 Madric





INVESTMENT SUMMARY

A well-configured residential investment opportunity comprising a purpose-arranged block of eight self-contained two-bedroom flats, positioned in a strong and established rental location within Guildford.

The building is laid out to maximise rental efficiency, with each flat offering practical two-bedroom accommodation that appeals to a broad tenant base, including professionals, sharers and small households. The consistent unit mix supports streamlined management and predictable income performance.

- Excellent location close to Guildford town centre
- 0.3 miles North of Guildford Railway Station
- Fully occupied and let to professional tenants
- Eight self-contained two-bedroom residential flats
- One allocated parking space for each flat
- Secure cycle storage is to be installed
- AST's producing a total gross income of £141,600 per annum.
- Freehold: 44 & 46 Madrid Road are also included
- Total gross lettable area of 4,219 sq. ft.

Guildford Mainline Station (0.3 miles, London Waterloo by Train (32 min), High Street (0.7 miles), Tesco (1 mile), Stoke Park (1.2 miles), University of Surrey (0.8 mile), Guildford Business Park (1.5 miles), Royal Surrey County Hospital (1.3 miles), Heathrow Airport (21.9 miles),

THE LOCATION

48 Madrid Road occupies a highly accessible residential position in Guildford, Surrey, within easy walking distance of key town centre amenities and transport hubs. Madrid Road is a mixed residential and commercial thoroughfare north-west of Guildford's historic core, characterised by a strong rental market with a high proportion of flats and privately rented housing stock.

The property benefits from excellent connectivity. Guildford mainline railway station is approximately 0.3 miles to the south — offering frequent services to London Waterloo, Reading, Gatwick and beyond — supporting strong commuter demand. Additional local rail links and bus services are available within minutes of the building, broadening the tenant base and reinforcing transport accessibility.

Madrid Road lies in a residential catchment that attracts a blend of young professionals, University of Surrey students, and long-term occupiers, with shops, cafés and local conveniences close by. The well-established neighbourhood is typically within easy reach of Guildford's historic high street, leisure amenities, supermarkets and business districts, making it appealing for tenants seeking both convenience and lifestyle.

Strategically positioned under 1 mile from central Guildford's retail and commercial core and with proximity to both station and key arterial road links (including the A3), this location supports sustained rental demand and occupier stability — important drivers for long-term income performance.



ACCOMMODATION

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

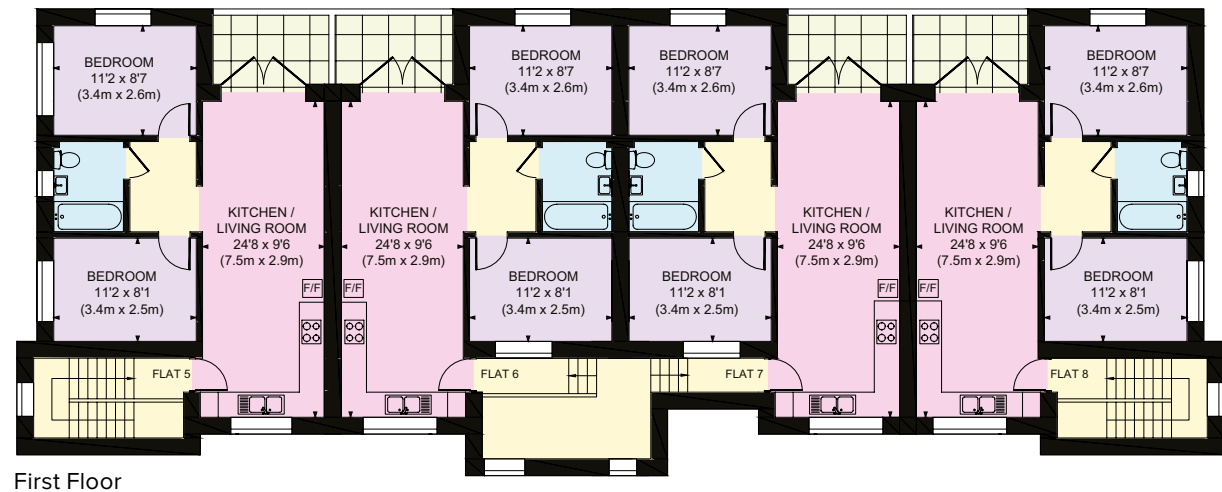
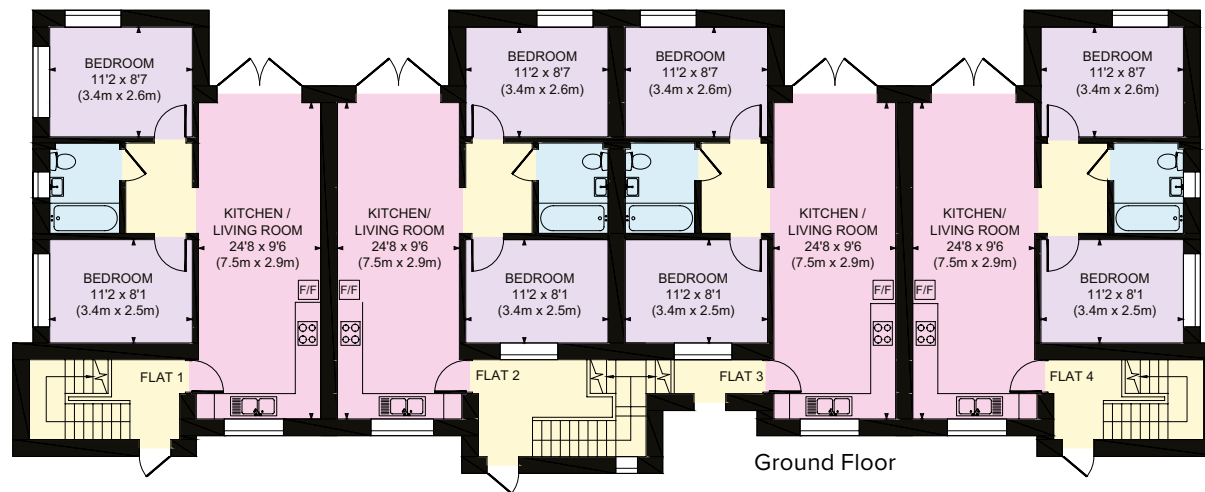
The gross lettable area is 4,219 sq ft:

FLAT	FLOOR	BEDROOMS	PARKING	GIA SQ M
Flat 1	1st Floor	2 Bed	1 Space	49
Flat 2	1st Floor	2 Bed	1 Space	49
Flat 3	1st Floor	2 Bed	1 Space	49
Flat 4	1st Floor	2 Bed	1 Space	49
Flat 5	2nd Floor	2 Bed	1 Space	49
Flat 6	2nd Floor	2 Bed	1 Space	49
Flat 7	2nd Floor	2 Bed	1 Space	49
Flat 8	2nd Floor	2 Bed	1 Space	49
Total				392



FLOORPLANS

Approximate Gross Internal Area:
 Ground Floor - 2523 sq ft / 234.40 sq m
 First Floor - 2527 sq ft / 234.80 sq m



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 flats are let on 12-month AST's producing a Gross annual rent of £141,600. The freehold of 44 & 46 Madrid Road is also included.

FLAT	START DATE	EXPIRY DATE	RENT DUE	GROSS RENT PCM	GROSS RENT PA
1	20/10/2025	19/10/2026	19th		
2	27/02/2026	26/02/2027	27th		
3	27/11/2025	26/11/2026	27th		
4	20/02/2025	19/02/2026	20th		
5	01/03/2026	Rolling Month	1st		
6	06/06/2025	05/06/2026	6th		
7	11/11/2024	10/11/2026	11th		
8	21/05/2025	20/05/2026	21st		
Total				£11,800	£141,600





FURTHER INFORMATION

EPC

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

SERVICES

Mains water, mains electricity, mains gas, satellite and cable TV, 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