175-193 GUILDFORD HIGH STREET

& PANNELLS COURT, GU1 3AW

OPPORTUNITY TO PURCHASE A RETAIL PARADE WITH RESIDENTIAL AST's IN THE CENTRE OF GUILDFORD


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INVESTMENT SUMMARY

- Opportunity to purchase a **retail and residential parade in the centre of Guildford**.
- Total area of **36,558 sq ft (3,396 sq m)**.
- The retail parade consists of 9 units, totalling **17,908 sq ft (1,664 sq m)**.
- The upper parts consist of 23 flats of varying sizes all let on AST's.
- Situated in an **affluent commuter town**.
- Situated at the edge of the pedestrianised pitch of the High Street adjacent to the Royal Grammar School and at the start of the A3 pitch of the town centre.
- Strong rental growth prospects on the residential ASTs.
- Freehold.
- Producing a total income of **£963,462 per annum**, with many of the retail tenancies having had their rents rebased. The retail rent totaling **£550,275 per annum** and the residential rent totaling **£413,187 per annum**.
- Applying a 10% net initial yield to the retail element equates to £273 per sq ft on the residential upper parts, which we consider highly discounted.

We are seeking offers in excess of **£10.25m** subject to contract, exclusive of VAT which reflects a **net initial yield of 8.80%** (allowing for purchaser's costs of 6.80%).

Subject Property
Royal Grammer School
Guildford Station
The Friary Shopping Centre
Guildford High St
North St
Holy Trinity Church
Tunsgate
Guildford Castle
Yvonne Arnaud Theatre

LOCATION

Guildford is an affluent and attractive commuter town located in the south east of England in the county of Surrey. It is situated approximately 6 miles south of Woking and 35 miles south west of central London.

The town benefits from excellent connectivity with regular rail links to London, Reading and Woking and easy access to the national motorway network via the A3 arterial road.

TRANSPORT

Road

Guildford benefits from extremely strong road communications as a result of its location adjacent to the A3 (0.75 miles away) which provides direct access to central London. It also links the town with Junction 10 of the M25 motorway 7.8 miles to the north, the M3 (J4) 10 miles to the north and the M23 which is 18 miles to the east.

Air

Guildford is easily accessible to London's two main airports with Heathrow approximately 16 miles to the north and Gatwick 16 miles to the east.

Rail

The area benefits from excellent rail links with Guildford station located 0.8 miles to the west, London Road station is also located 0.4 miles to the north east, providing fast journey times to London Waterloo (30 minutes), Gatwick Airport (45 minutes), Reading (45 minutes) and Portsmouth Harbour (60 minutes).

LOCAL ECONOMY

Situated in the heart of Surrey, Guildford benefits from a diverse economy including a multitude of boutiques, restaurants and a thriving arts and craft community. This includes the Guildford Spectrum Leisure Centre which comprises an Olympic sized ice rink, ten pin bowling and four swimming pools. The town is also home to the G Live Entertainment Venue which hosts many events, conferences, and exhibitions.

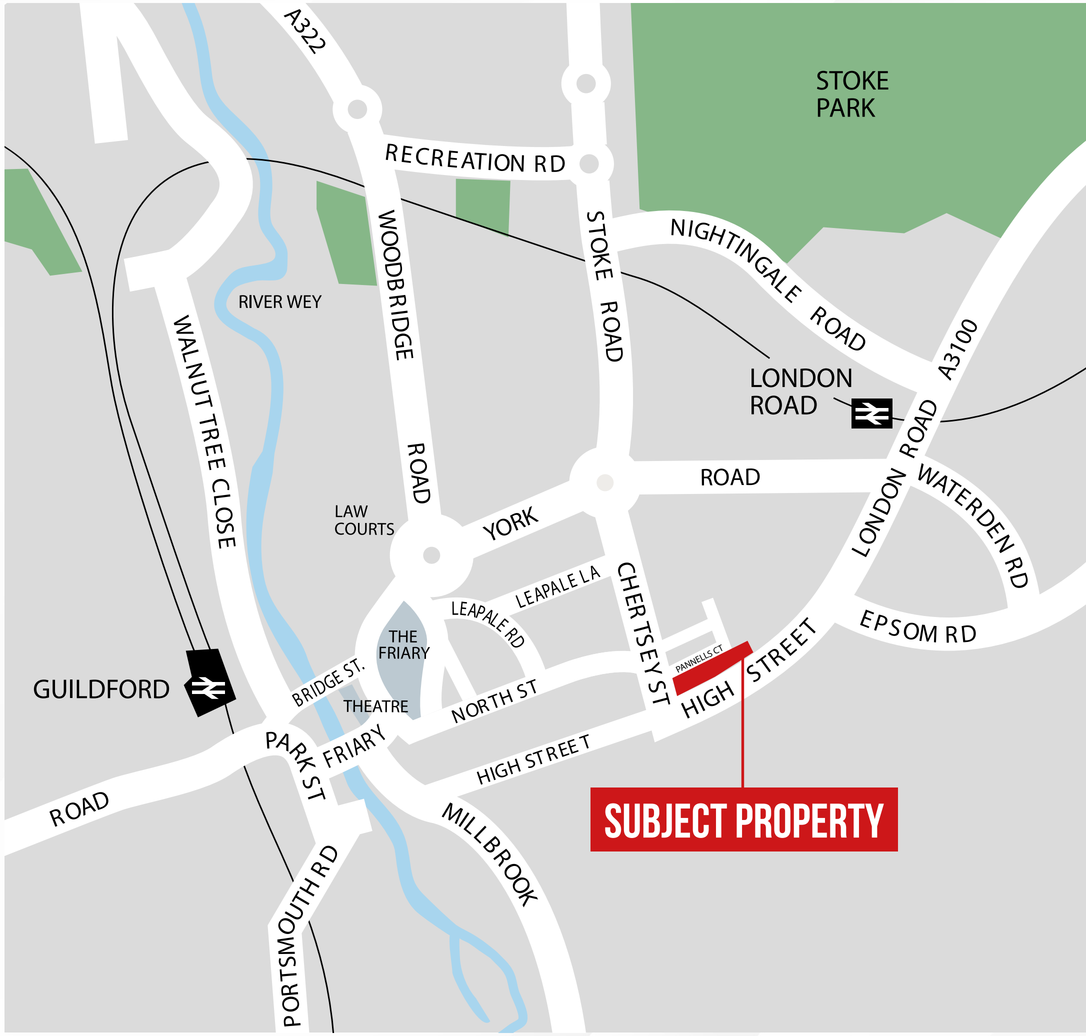
The city attracts investments from a wide range of industries including financial services, business services, defence, ICT and administration. Some of the major employers in Guildford include Allianz, BAE Systems and BDO. Guildford is also becoming increasingly attractive to technology and gaming companies including Electronic Arts' (EA) and Avaya.

Guildford is also home to the internationally important 5G Innovation Centre located on the University of Surrey Campus, which is driving future mobile technologies and Internet of Things applications. The town is also benefiting from significant infrastructural investment including the £200 million redevelopment of Guildford Station, which will provide a new integrated transport interchange, 438 new homes and a 640-space multi-storey car park.

SITUATION

The property is situated at the edge of the pedestrianised pitch of the High Street adjacent to the Royal Grammar School and at the start of the A3 pitch of the Town Centre.

Additionally, the site is located within a short distance from Guildford Station providing services to London Waterloo, Portsmouth, Reading and Gatwick Airport.



DESCRIPTION

The property comprises 36,558 sq ft (3,396 sq m), consisting of 17,908 sq ft (1,664 sq m) of retail and 18,650 sq ft (1,733 sq m) of residential.

The property is a retail parade of 9 units. The unit sizes range from 725 sq ft to 5,825 sq ft with the average unit size 1,863 sq ft.

The 23 residential flats above are all let on ASTs. Access to the upper part is from the High Street and from Pannells Court to the rear.

TENURE

Our client will be disposing of their Freehold interest.

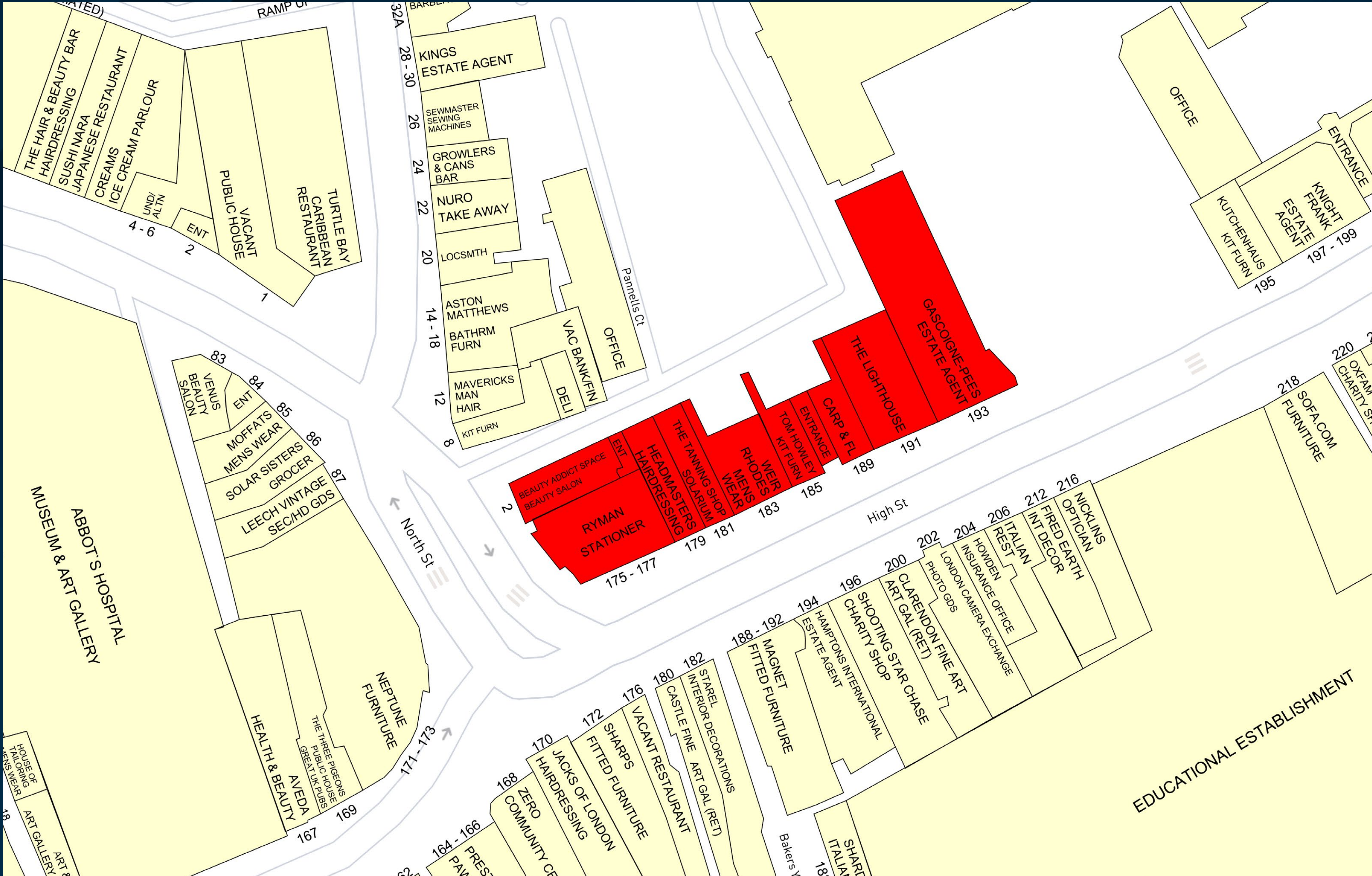
GUILDFORD RESIDENTIAL MARKET

The residential market in Guildford continues to perform strongly, underpinned by its thriving knowledge economy, the presence of the University of Surrey, and fast rail connections to London Waterloo (approximately 38–45 minutes).

The average house price in the three months to May 2025 was just over £542,000, with the latest single-month figure (May 2025) at £543,000 — representing a 4.5% year-on-year increase and a rise of approximately 13% over the past five years.

Housing supply remains constrained, particularly for apartments. The average sold price of flats across Guildford in the past year was approximately £260,000, while new-build flats have achieved closer to £330,000. Two-bedroom flats currently on the market in and around the town centre are typically quoting £400,000–£430,000 for units of around 780–820 sq ft, equating to roughly £500–530 per sq ft.

Applying a 10% net initial yield to the retail element equates to £273 per sq ft on the residential upper parts, which we consider highly discounted.


KINGS ESTATE AGENT
SEWMASTER SEWING MACHINES
GROWLERS & CANS BAR
NURO TAKE AWAY
LOCSMTH
ASTON MATTHEWS BATHRM FURN
MAVERICKS MAN HAIR
KIT FURN
DELI
VAC BANK/FIN
OFFICE
Pannells Ct
THE HAIR & BEAUTY BAR HAIRDRESSING
SUSHI NARA JAPANESE RESTAURANT
CREAMS ICE CREAM PARLOUR
UND/ ALTN
ENT
VACANT PUBLIC HOUSE
TURTLE BAY CARIBBEAN RESTAURANT
VENUS BEAUTY SALON
MOFFATS MENS WEAR
SOLAR SISTERS GROCER
LEECH VINTAGE SEC/HD GDS
ABBOT'S HOSPITAL MUSEUM & ART GALLERY
NEPTUNE FURNITURE
THE THREE PIGEONS PUBLIC HOUSE GREAT UK PUBS
AVEDA HEALTH & BEAUTY
HOUSE OF TAILORING MENS WEAR
ART GALLERY
North St
BEAUTY ADDICT SPACE BEAUTY SALON
RYMAN STATIONER
HEADMASTERS HAIRDRESSING
THE TANNING SHOP SOLARIUM
WEIR RHODES MENS WEAR
TOM HOWLEY KIT FURN
ENTRANCE
CARP & FL
THE LIGHTHOUSE
GASCOIGNE-PEES ESTATE AGENT
175 - 177
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197 - 199
KUTCHENHAUS KIT FURN
KNIGHT FRANK ESTATE AGENT
OFFICE
High St
MAGNET FITTED FURNITURE
HAMPTONS INTERNATIONAL ESTATE AGENT
SHOOTING STAR CHASE CHARITY SHOP
CLARENDON FINE ART ART GAL (RET)
PHOTO GDS
LONDON CAMERA EXCHANGE
HOWDEN INSURANCE OFFICE
ITALIAN REST
FIRED EARTH INT DECOR
NICKLINS OPTICIAN
SOFA.COM FURNITURE
OXFAM CHARITY SH
EDUCATIONAL ESTABLISHMENT
STAREL INTERIOR DECORATIONS
CASTLE FINE ART GAL (RET)
VACANT RESTAURANT
SHARPS FITTED FURNITURE
JACKS OF LONDON HAIRDRESSING
ZERO COMMUNITY
Bakers Yd

TENANCY & ACCOMMODATION

The property is multi-let in accordance with the below Tenancy Schedule and produces a current income of £963,462 per annum.

Property/Unit	Tenant	ITZA	Area (Sq Ft)	Area (Sq M)	Lease start	Lease end	Break Date	Term	Annual Rent	Details
175-177 Guildford High St	Ryman Ltd	1,287	1,860	173	30-Sep-22	29-Sep-27		5 yrs	£72,000	Tenant has not exercised their break (Sept '25).
179 Guildford High St	The Headmasters Partnership Ltd	480	1,100	102	09-Oct-17	08-Oct-27		10 yrs	£45,000	
181 Guildford High St	The Feel Good Group Ltd	486	1,200	111	14-Aug-15	13-Aug-35		20 yrs	£67,500	Tenant has not exercised their break (Aug '25).
183 Guildford High St	Warwick Bowden & Sons Ltd	1,010	2,076	193	26-Mar-25	25-Mar-26		5 yrs	£58,275	Tenant has been renewing their lease annually since 2021.
185 Guildford High St	Tom Howley Ltd	510	1,221	113	10-Jul-15	09-Jul-25		10 yrs	£65,000	S26 notice served by tenant and in negotiations to renew.
189 Guildford High St	The Ass Group Ltd	1,142	1,142	106	24-May-22	23-May-27		5 yrs	£40,000	Tenant has not exercised their break (May '25)
191 Guildford High St	Emmaus Transformation Trust	515	2,694	250	03-Feb-25	02-Feb-26		1 yrs	£0	Mutual Rolling Break 1 month notice.
193 Guildford High St	Countrywide Estate Agents Ltd		5,825	541	03-Mar-17	02-Mar-27		10 yrs	£165,000	
Grd Flr Pannells Crt 2 Chertsey St	Vitkos Ltd	1,375	790	73	05-Jul-24	04-Jul-29	04-Jul-27	5 yrs	£37,500	Tenant Option 6 months notice.
Commercial Sub-Total			**17,908**	**1,664**					**£550,275**	
23 Residential Flats	Various		18,650	1,733				ASTs	£413,187	Further information available upon request
Total			**36,558**	**3,396**					**£963,462**	

COVENANT INFORMATION

The Feel Good Group

Year	2023	2022	2021
Turnover	£26,605,466	£22,670,475	£13,586,058
Pre Tax Profit	£4,718,220	£4,071,967	2,903,180
Shareholder's Funds	£8,318,305	£8,715,945	£9,135,224

The Headmasters Partnership Limited

Year	2024	2023	2022
Turnover	£6,659,876	£6,281,267	£5,835,588
Pre Tax Profit	£1,998,153	£1,699,637	£1,730,398
Shareholder's Funds	£9,308,554	£8,497,951	£7,795,427

Tom Howley Limited

Year	2024	2023	2022
Turnover	£48,063,000	£45,564,000	£39,600,000
Pre Tax Profit	£5,910,000	£4,109,000	£5,167,000
Shareholder's Funds	£10,189,000	£5,493,000	£1,175,000

Ryman Limited

Year	2024	2023	2022
Turnover	£104,608,000	£107,595,000	£102,759,000
Pre Tax Profit	-£779,000	-£3,818,000	£3,000
Shareholder's Funds	£50,006,000	£50,785,000	£54,603,000


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NEXT
THE
FRIARY
GUILDFORD

VAT

Value added tax will be applicable on the sale of this property.

EPC

EPC ratings are available upon request.

PROPOSAL

We are seeking offers in excess of **£10.25M (Ten Million Two Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT for our client's freehold interest in the above. A purchase at this level reflects a **net initial yield of 8.80%** after allowance for unadjusted purchaser's costs of 6.8%.

FURTHER INFORMATION

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SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

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