



58 Haydon Place, Guildford GU1 4NE



COLLINS
Independent Estate Agent





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Asking price £750,000
Freehold

"Poets Cottage" is a large Victorian property currently set up as an HMO and fully let opposite Waitrose in Guildford. Many of the homes in this surprisingly traffic free location are turning back from rentals to substantial family homes. The property has been successfully let for many years and is now for sale with the remaining terms of the current rental agreement. Currently a very reasonable yield of 4% is achieved with ease but could be enhanced further with some investment in the property. Alternatively there is also the possibility of converting back to residential use as a large family home in the future. Buyers requiring a standard residential mortgage will not be able to purchase due to the HMO status. However this can be changed back to a single family dwelling under permitted development possibly, subject to local authority consent. Features include off road parking, a large town garden and a fully converted loft space and basement with local authority consents.



- Large Victorian semi detached property
- Seven bedrooms (6 doubles)
- Gas central heating
- Off road parking
- Large town garden
- HMO status
- Conservation area
- EPC - E
- Council tax band - D
- Current tenancy expires Sept 2025 at £2750 PM





Investors/Landlords only - A seven bedroom large Victorian home in the heart of Guildford town, fully let and now for sale. There is no need for a car at this central Guildford location. Waitrose is your corner shop and the mainline station just a short stroll under 10 minutes. North Street is at the end of the road and a street further is the cobbled High Street. Haydon Place is within the town centre conservation area and is within minutes of Guildfords restaurants. Schooling for younger children can be found at the Sandfield School and for Secondary, the extremely popular Guildford County School.



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Approximate Area = 1646 sq ft / 152.9 sq m

Limited Use Area(s) = 100 sq ft / 9.2 sq m

Total = 1746 sq ft / 162.1 sq m

For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Mark Collins (Guildford) Limited. REF: 1188658



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