

**MIXED USE
INVESTMENT**

FOR SALE



Owen Shipp
COMMERCIAL

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Three Times Winner of the Surrey Property Awards "Best Commercial Agent"



**212/212a LONDON ROAD, BURPHAM,
GUILDFORD, SURREY, GU4 7JS**

Mixed Commercial and Residential Investment

Ground Floor Shop Trading as Hairdresser

3 Bedroom Flat on 1st and 2nd Floors

Garage and Yard / Parking Area To Rear

Popular Local Parade

Potential to Split 3 Bedroom Flat



Owen Shipp Commercial
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH
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Location

The premises are located on a popular local parade in Burpham approximately 2 miles north east of Guildford town centre. London Road (A3100) leads from Guildford to the A3 which offers quick access to both London and the South Coast.

Description

The property comprises a three storey mid-terrace building with retail premises on the ground floor and a self-contained 3 bedroomed maisonette on the first and second floors. To the rear of the property there is a single garage/store and a yard accessed via an unmade service road. It also gives separate rear access to both the first floor flat and ground floor shop.

Accommodation

The areas are approximately as follows:

Ground Floor:

Retail Area : 55.27 sq m 595 sq ft

First & Second Floors:

3 Bedroom Flat

Single garage and yard / parking area to the rear.

Tenancies

The Ground Floor shop is let on a 12 year effective FRI lease from 21st January 2014 at a rental of £21,000 p.a with 4 year reviews and no breaks.

The flat is let on a 12 month AST to Mr & Mrs Vos dated April 2016 at a rental of £1,250 pcm.

There is a historic planning application relevant to the flat (14/P/00266) which grants the splitting of this into two one bed flats.

Sale Price

Offers are invited for the freehold interest at £600,000.

Map



Rates

Ground Floor Shop:

Rateable Value: £12,500

Rates Payable: £ 6,050

Flat: Council Tax Band: D (2016/2017)

Legal Costs

Both parties to bear their own legal costs incurred in the transaction.

EPC

EPC Rating: D.

Viewing

Strictly by appointment with the sole agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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