

**FREEHOLD RETAIL
INVESTMENT**

FOR SALE



EGi's Most Active Dealmaker - Surrey 2016/17



5 & 6 HIGH STREET, BRAMLEY, SURREY, GU5 0HB

Two Commercial Tenancies Producing £27,200 p.a.

Centrally Located in Bramley High Street

Close Proximity to Guildford and Cranleigh

168.98 sq. m. 1,818 sq. ft.



Owen Shipp Commercial
The Annexe, Saxon House, 28 Castle Street, Guildford, GU1 3UW
www.owenshipp.co.uk

5 & 6 HIGH STREET, BRAMLEY, SURREY, GU5 0HB

Location

The properties are located in a prominent position on Bramley High Street; approximately 3.5 miles south of Guildford Town Centre. Bramley is accessible by car along the A281 Horsham Road and is situated almost equidistance between Guildford and Cranleigh. Nearby retailers include Boots, Nisa, and The Bramley Barber shop with free local parking available opposite at Bramley Library.

Description

This freehold sale includes two retail units occupied by Kilfeather & Dunbrill and The Jade Inn with The Jade Inn's tenancy including a 2 bed flat forming the upper parts.

Accommodation

5 High Street: 67.67 sq. m. / 728 sq. ft.
6 High Street: 41.47 sq. m. / 446 sq. ft.

2 Bed Flat: 59.84 sq. m. / 644 sq. ft.

Total 168.98 sq. m. / 1,818 sq. ft.

Commercial Leases

5 High Street is occupied on a 10 year eFRI lease dated 4th February 2014 at an annual rent of £11,000 p.a. with a tenant only break and open market rent review in 2019.

6 High Street is let on a 23 year eFRI lease dated 3rd April 2018 at an annual rent of £16,200 p.a. with open market rent review due every 4th anniversary of the term. There are no breaks within this tenancy. £11,000 is also being held as deposit funds.

Price

£440,000 (No VAT).

EPC

Rating: 6 High Street: G -172
5 High Street: D - 79

Map



Rates

5 High Street:

Rateable Value: £13,000
Rates Payable: £6,058 (2017/18)

6 High Street:

Rateable Value: £9,300
Rates Payable: £4,333.80 (2017/18)

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

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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