

FOR SALE/TO LET (NEW LEASE)
CLASS 'E' COMMERCIAL PREMISES
WORPLESDON

400 sq ft (37 sq m) approx.



135 WORPLESDON ROAD • GUILDFORD • SURREY • GU2 9XA

LOCATION:

The premises are situated on the Worplesdon Road in a parade of Secondary Commercial units most of which have residential upper parts. The parade incorporates an assortment of 'neighbourhood' commercial occupiers whilst Sainsbury's Local are close by and a Little Waitrose is located in the Petrol filling station opposite. More generally Guildford is a popular Business and Residential district which offers exceptionally good shopping facilities including covered shopping precincts, specialist shops, department stores and retail warehouses including Ladymead Retail Park whilst leisure facilities are close by including The Spectrum Leisure Centre, G-Live together with numerous Golf Courses and Country Clubs within close proximity).

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131

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DESCRIPTION:

The premises comprises ground floor Retail/Showroom/Office premises to the front together with a separate rear office in addition to a kitchen and WC facilities. There is also a rear access and parking provision for 2/4 cars accessed via a rear service road.

ACCOMMODATION: *(Floor areas are approx).*

Front Retail/Office: - 237 sq ft
Rear Office: - 126 sq ft
Kitchen: - 53 sq ft
WC facilities - Rear parking for 2/4 cars.

TERMS:

The premises are available by way of a new lease for a term to be agreed.

FOR SALE:

Freehold for sale at **£495,000.00** to include a single bedroom, self-contained flat above, currently let out under an AST (Assured Shorthold Tenancy) at a rent of £1,000.00 per calendar month.

RENT:

£18,000.00 per annum exclusive for the ground floor lock-up premises only on a letting basis.

VAT:

VAT is not applicable to the sale/rental of this property.

BUSINESS RATES:

Rateable Value - £7,300.00 (Shop & Premises).
Rates payable - £3 643.00 per annum approx.

NOTE: Small Business relief might be applicable subject to status.

LEGAL COSTS:

Each party to bear their own Professional and Legal costs.

VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

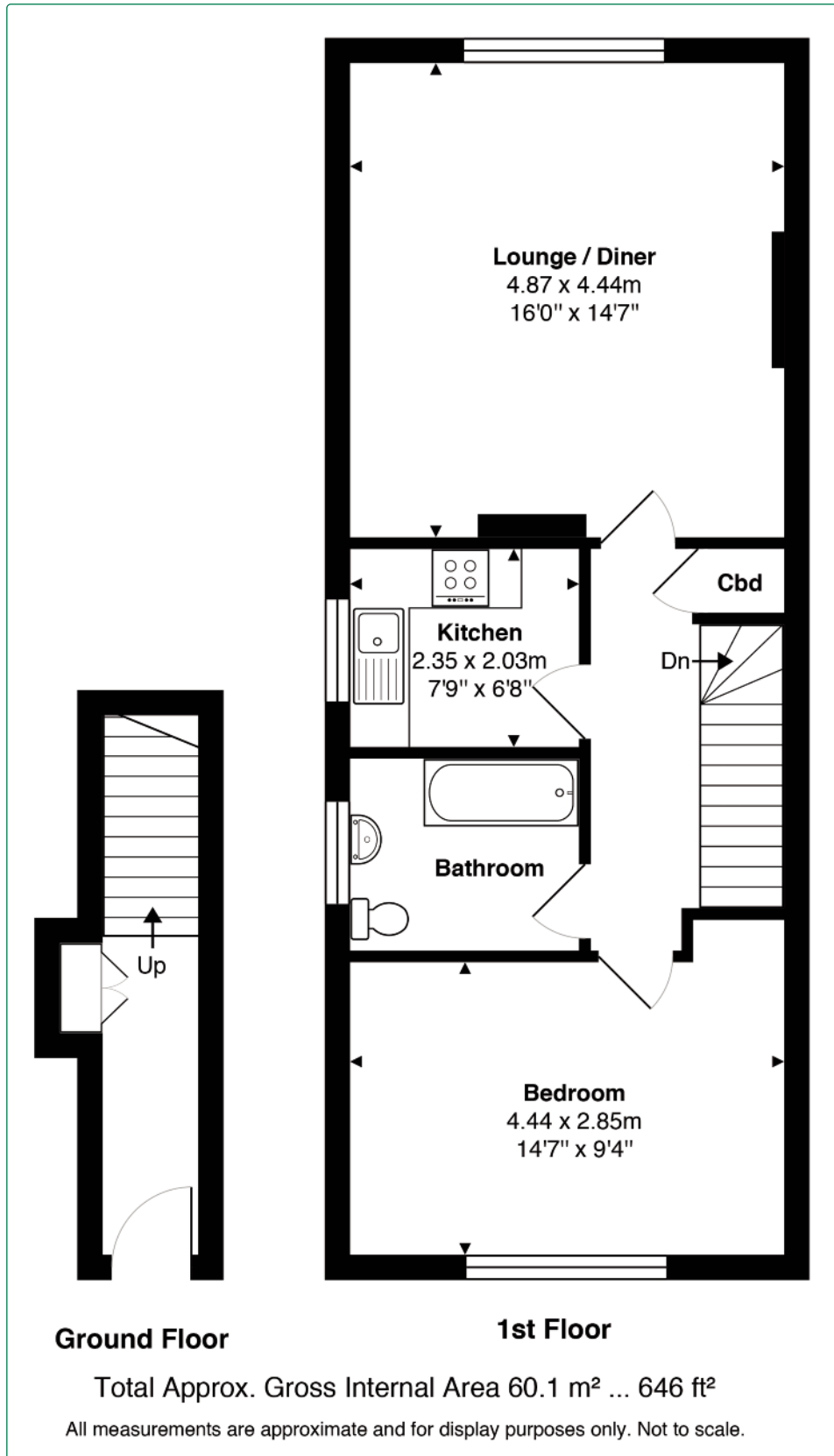
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NOTE:

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First floor flat - Plans.

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