

FREEHOLD

INVESTMENT



**PART RESIDENTIAL/ PART COMMERCIAL
FREEHOLD INVESTMENT FOR SALE**

800 sq ft approx.



52 / 52A NEW ROAD • CHILWORTH • SURREY • GU4 8LU

LOCATION:

The property is located in the middle of Chilworth and comprises an end of terrace property with direct frontage to New Road. Chilworth is well located for access to Guildford and the neighbouring villages of Shalford and Albury. Chilworth main line railway station is located a short distance from the property and provides a commuter service to Guildford and Reading to the North and Gatwick Airport to the South..

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

T: 01483 538131

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DESCRIPTION:

The property comprises an end of terrace property of brick construction probably dating from the late Victorian period and comprises ground floor retail accommodation current trading as " Serendipity Fashions" and a self- contained separately accessed first floor flat which has been sold off by way of a long lease.

ACCOMMODATION:

Accommodation: (all areas and dimensions are approx)

Ground Floor Retail - 800 sq ft

Comprising sales, stores, kitchen and WC facilities.

First floor Flat (not inspected)

TENANCIES/LEASE:

The ground floor has been let to Serendipity Fashions by way of a fully repairing and insuring lease dated 9th March 2021 and is for a period of 3 years at a commencing rental of **£9,500.00 per annum exclusive**. A copy of the the lease is available upon request.

The first floor flat has been sold off by way of a long lease subject to a peppercorn ground rent.

TERMS:

The property is **For Sale Freehold** subject to the existing Tenancies.

PRICE:

We are seeking offers in the region of: **£175,000.00**.

VAT:

VAT will not apply.

LEGAL COSTS:

Each party to bear their own Legal and Professional 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:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that; (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

Energy performance certificate (EPC)

52 NEW ROAD
CHILWORTH
GU4 8LU

Energy rating

C

Valid until: **18 July 2031**

Certificate number: **4204-7229-1511-7925-9435**

Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **87 square metres**

Rules on letting this property

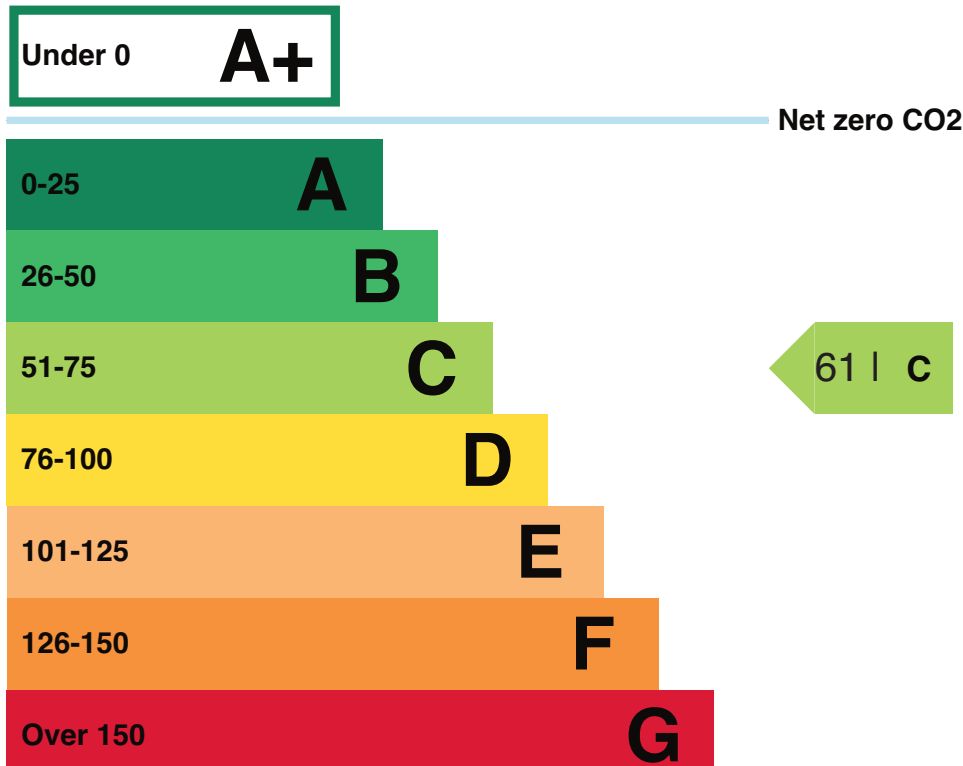
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



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