

Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014

GROUND FLOOR RETAIL SHOP FOR SALE (FREEHOLD)

Area 290 sq ft (27 sq m) approx.



20 CHURCH ROAD

MILFORD • SURREY • GU8 5JD

LOCATION:

The property is located on Church Road/A286 in Milford. Godalming and Guildford are two miles and eight miles distant respectively. Milford railway station provides a regular and direct commuter service to London Waterloo in just under one hour. The A3 London to Portsmouth road is nearby and access to the M25 London orbital motorway is via Wisley (Junction 10).

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

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w: www.gascoignes.com e: enquiries@gascoignes.com

20 CHURCH ROAD

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- DESCRIPTION:** The property comprises a ground floor lock-up shop extending to 230 sq ft (21 sq m) together with kitchenette and WC facilities.
- ACCOMMODATION:** (all areas net and approx)
- | | | |
|---------------|------------------|------------------|
| Retail area: | 230 sq f | (21 sq m) |
| Kitchen: | 60 sq ft | (5.5 sq m) |
| WC facilities | | |
| Total | 290 sq ft | (27 sq m) |
- AVAILABILITY:** The tenant of the shop has served their break notice effective from 6th April 2016.
- PRICE:** **£125,000.00** for the freehold interest.
- VAT:** The premises are not elected for VAT.
- LEGAL COSTS:** Each party to bear their own professional and legal costs
- RATES:**
- | | |
|-----------------------|---------------------------------------|
| Description: | Shop and Premises |
| Rateable Value: | £5,600.00 |
| Rates Payable: | £2,760.80 for the year 2015/16 |
- VIEWING:** The premises are available to view strictly by prior appointment through the **Joint Sole Agents**.



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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

Non-Domestic Building



20, Church Road
Milford
GODALMING
GU8 5JD

Certificate Reference Number:
9974-3032-0255-0700-6721

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

75

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 31
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 117.06

Benchmarks

Buildings similar to this one could have ratings as follows:

22

If newly built

65

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.