

**FOR SALE**

**Gascoignes**  
CHARTERED SURVEYORS  
GUILDFORD 01483 538131  
www.gascoignes.com

**PROMINENT SHOP PREMISES  
PLUS 2 SELF-CONTAINED FLATS  
FOR SALE**



**22 THE BROADWAY • WOODBRIDGE ROAD • GUILDFORD • SURREY • GU1 1DY**

**LOCATION:**

The property is located with frontage to Woodbridge Road, in a prominent trading location on one of the main arterial routes into Guildford. Nearby retailers include Domino Pizza, Pizza Hut, Majestic Wine and Pet's Corner.

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**DESCRIPTION:** The premises comprise a broadly an open plan ground floor retail shop fitted out currently as a Hairdressing Salon with a Beauty Therapist room to the rear, with W/C cloakrooms in both facilities. There are 2 x one bedroom self-contained flats over, serviced by an external staircase to the rear of the premises.

**NB: The purchase price includes the fixtures and fittings of the shop premises currently fitted out as a Hairdressing Salon/Barber Shop, with no premium.**

**ACCOMMODATION:** All areas are approximate:

- Ground Floor Front Shop: 4.5m x 8.87m (less W/C Cloaks) = 39.91 sq m (430 sq ft)
- Ground Floor Back Shop: 4.5m x 6.40m = 28.8 sq m (310 sq ft)
- 2 x W/C Cloakrooms – one in each of the ground floor separate shop areas
- 2 x self – contained single bedroom Flats to the rear of the premises approached by side passageway, one let out under an Assured-Shorthold Tenancy at approximately £850.00 per month exclusive and the second currently left vacant (was previously let out under an Assured-Shorthold Tenancy at £800.00 per month)
- Prominent Main Road location
- E Class premises suitable for a multitude of trades
- Ideal premises for either investor or, owner occupier

**RENTAL INCOME:** **Income from Residential Flats: Circa £21,000.00 per annum**  
**Income from Ground Floor Commercial: Circa £25,000.00 per annum**

**TERMS:** The premises are available for sale Freehold with a guide price of £650,000.00, to include the current business and shop fixtures and fittings.

**VAT:** The premises are **not** elected for VAT.

**BUSINESS RATES:** Rateable Value: £13,250.00  
**Rates payable: £6,611.75 per annum** less Small Business Rate relief of £3,856.86, but with current Government legislation on Retail Discounts, no Rates liability for the 2021/22 Financial Year.

**LEGAL COSTS:** Each party to bear their own professional and legal costs.

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



Rod Walmsley      Andrew Russell  
*rod@gascoignes.com      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. 4336372.





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