



01483 369389

JEWEL WINDOWS

01483 369389

JEWEL
UPGRADE YOUR
WINDOWS TO
SAVE UP TO
££££

JEWEL

CUSTOMER PARKING

JEWEL
UPGRADE YOUR
WINDOWS TO
SAVE UP TO
££££

**Owen
Isherwood**
CHARTERED SURVEYORS

FOR SALE

INCOME PRODUCING MIXED USE INVESTMENT

279-281 GUILDFORD ROAD, BISLEY, SURREY, GU24 9AG

LOCATION

The property is located on A322 Guildford Road with easy access to the M3 and close to mainline stations at both Brookwood (7 mins drive) and Woking (15 mins drive). The building is very prominent, located on the entrance to The Flower Estate, a large residential development to the rear of Clews Lane. There is a certificate of lawful use relating to the parking area to the front and side of the building, which permits use for parking and loading.

DESCRIPTION

The ground floor is formed of a large retail unit which now falls under Class "E". This is split into several showroom, office and retailing areas, with a kitchenette and WC to the rear. The first floor consists of a large two-bedroom apartment with character fireplaces, living room, bathroom and kitchen, which has recently been redecorated throughout. There is also a small courtyard garden included with the residential flat and both the pitched and flat roof were completely recovered in 2022.

ACCOMMODATION

	Rent	Expiry
Ground Floor	£13,000 p.a.	29/06/2025
First Floor 2 Bed Flat	£1,300 pcm	21/08/2024

GUIDE PRICE

£425,000 (no VAT)

RATES

Rateable Value: £9,700

Rates Payable (23/24): £4,840.30

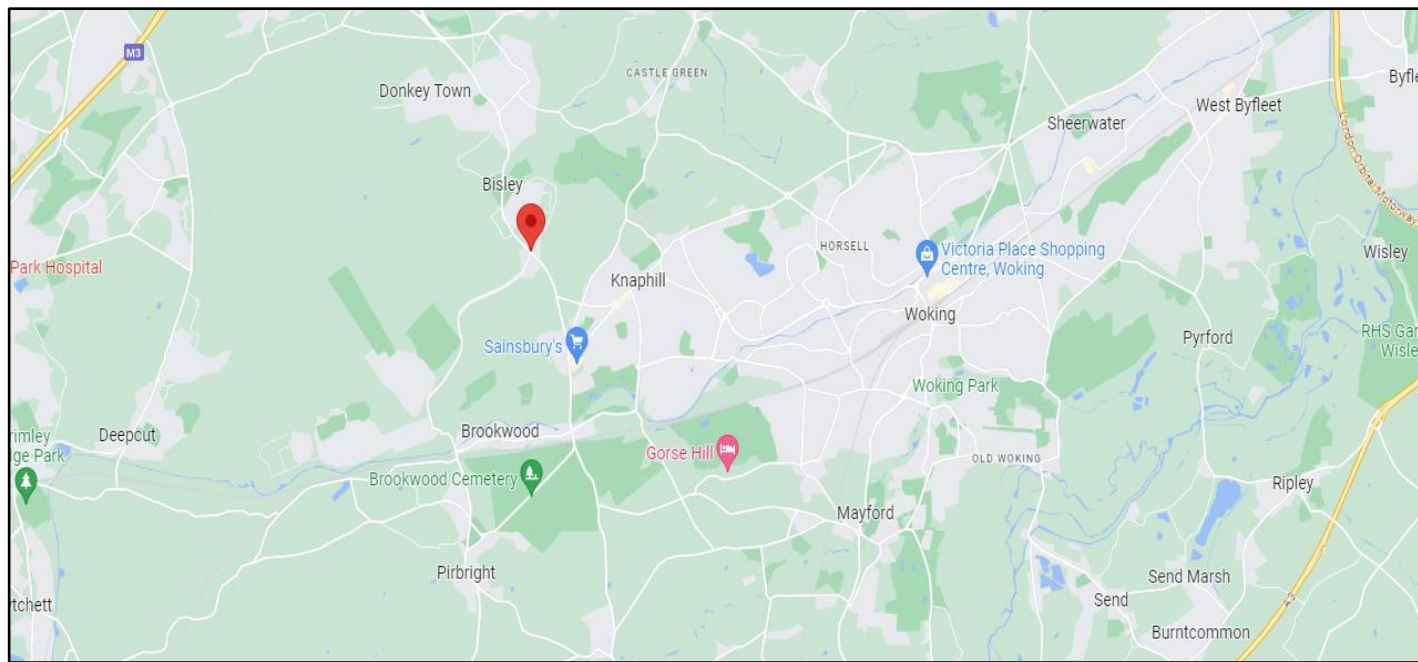
100% Small Business Rates Relief available for qualifying Tenants.

EPC

Shop – C-54 Flat – D-62

LEGAL COSTS

Each party to bear their own legal costs



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.

T: 01483 300 176

www.owenisherwood.com

1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

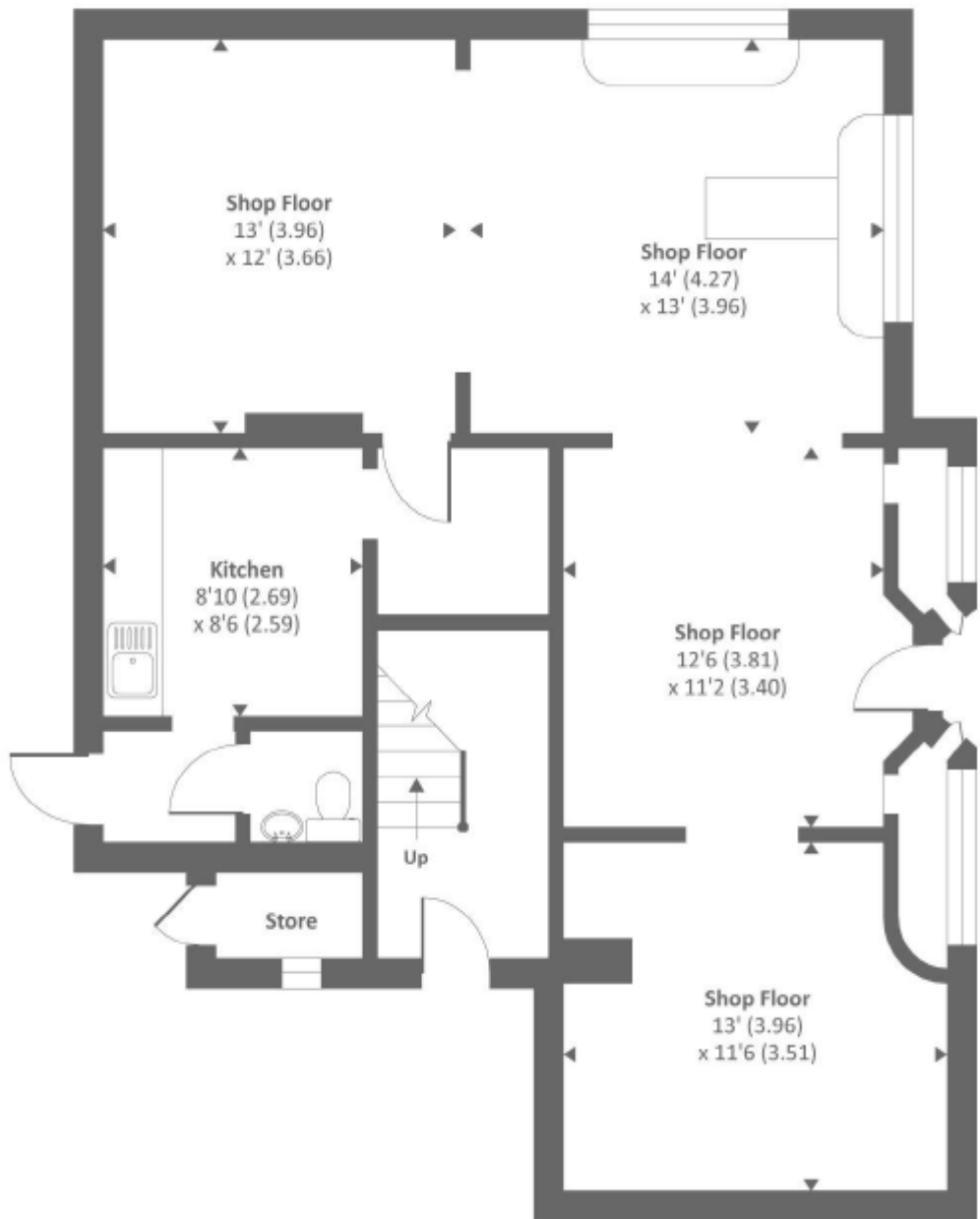
CONTACT

Alex Bellion

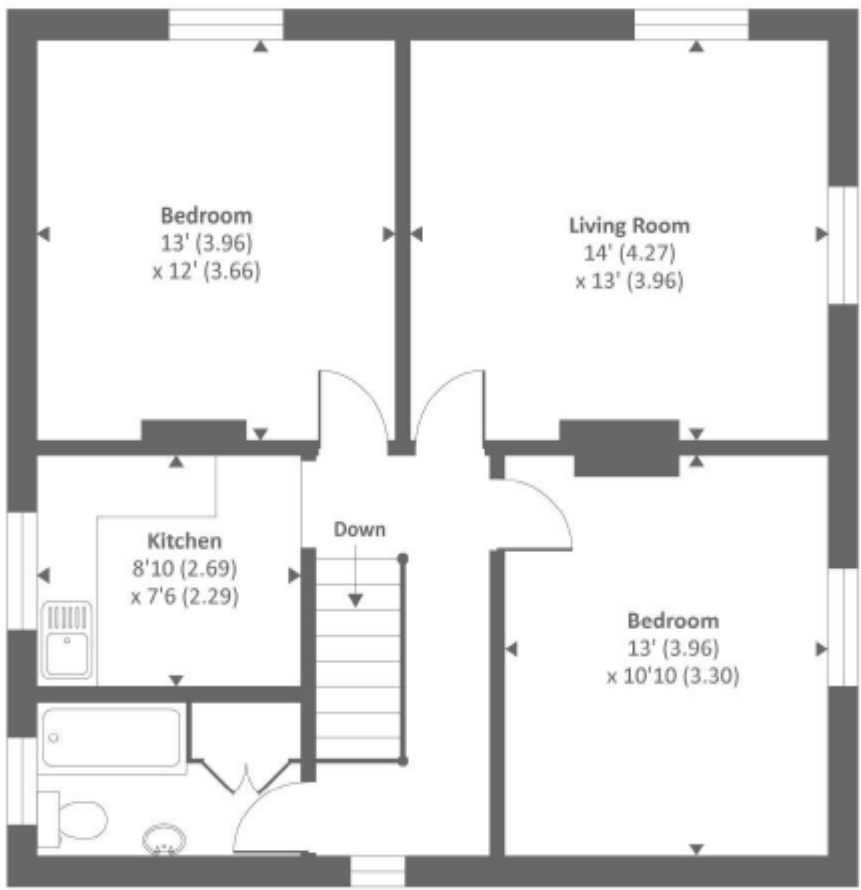
T: 01483 300176

M: 07971 756068

E: alex@owenisherwood.com



Ground floor



First floor

