

MOTORCYCLES



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CHARTERED SURVEYORS

For Sale

Shop & Office with Vacant Possession

2,019 sq. ft.. (187.57 sq. m)

36 Stringer's Avenue, Jacobs Well, Guildford, GU4 7NW

LOCATION

Jacobs Well is situated just North of Guildford, being a small housing estate with links to central Guildford and Northwards towards Woking along Woking Road.

Stringers Avenue itself is a mainly residential road of mainly semi-detached properties with small terrace of retail units within the center of the housing estate where the subject property serves the local area

DESCRIPTION

A middle-terraced retail offering within a terrace of retail units and having office premises above. The frontage is wooden-framed with large glass windows and door giving views into the store itself.

Currently arranged with the ground floor being exclusively for retail use, having a large ground floor extension used for storage with a roller shutter door for deliveries. The uppers being office space facing both on to front and rear of the property. Subject to planning there could be scope to convert either the uppers or the rear of the property for residential use.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Retail Space	1,449	134.62
First Floor Office	570	52.97
Total	2,019	187.57

TERMS

Freehold sale with vacant possession.

ASKING PRICE

£395,000

RATES

Rateable Value (23-present): £8,500pa

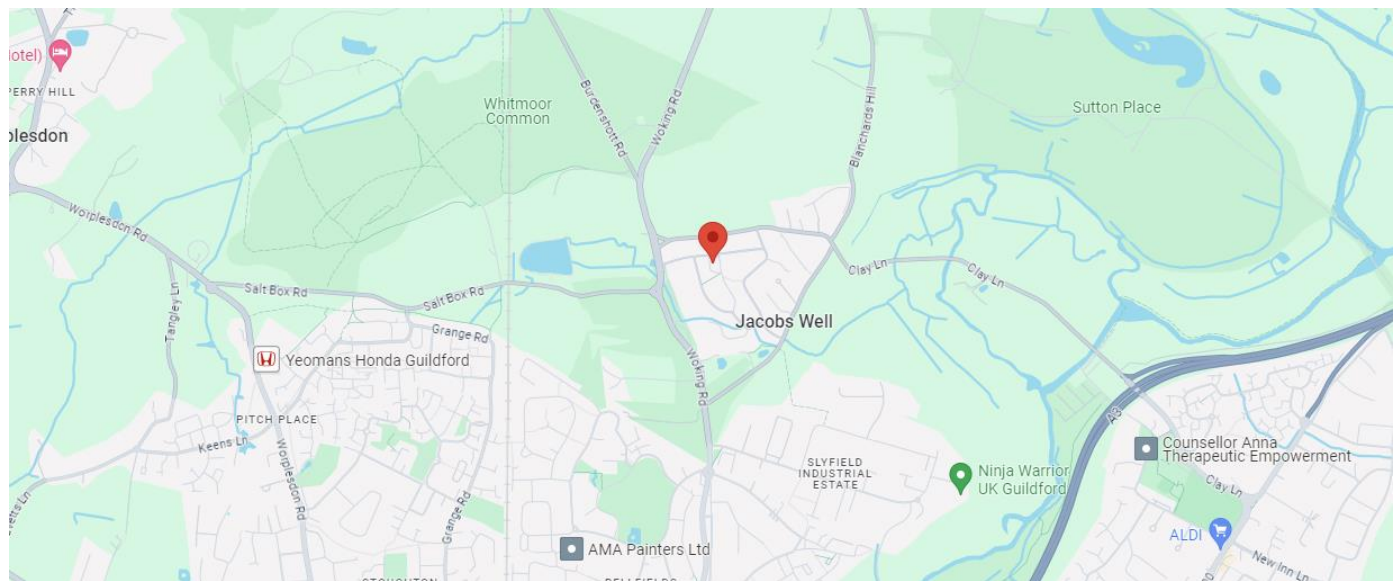
Rates Payable: £4,165pa

EPC

To be obtained.

COSTS

Each party to bear their own 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.

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