



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

FREEHOLD COMMERCIAL
FOR SALE
WITH VACANT POSSESSION
WOULD SUIT INVESTOR/OCCUPIER
SCOPE FOR RESIDENTIAL CONVERSION



3 CHAPEL LANE
MILFORD
GU8 5HU

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quoted are net of VAT.

LOCATION: The property is situated on the south side of Chapel Lane close to the junction with Portsmouth Road. Local shops including Co-operative convenience store are within a short walk

Godalming town centre is immediately to the north, where there are a number of household name multiple retailers complimented by a range of independents, including pubs, restaurants and cafes.

There is fast and easy access to the A3, which via the M25 provides connections to the national motorway network. Milford mainline station provides a fast and regular service to London on the Portsmouth to Waterloo line.

DESCRIPTION: The property comprises a two storey, character, end of terrace building with glazed frontage under a pitched roof and accommodation arranged over ground and first floors.

The approximate net internal floor areas:

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|-----------------------------------|-------------------------------|
| Ground Floor Retail/Office/Studio | 65.57 SQ M (706 SQ FT) |
| First Floor Office | <u>22.08 SQ M (238 SQ FT)</u> |
| Total | 87.65 SQ M (944 SQ FT) |

| | |
|------------------|------------------------|
| Rear First Floor | 42.08 SQ M (453 SQ FT) |
|------------------|------------------------|

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|----------------------|----------------------------------|
| Overall Total | 129.73 SQ M (1,397 SQ FT) |
|----------------------|----------------------------------|

AMENITIES:

- * Self-Contained Ground/Part First Floor
- * On Site Parking
- * Separate Self-Contained First Floor

PRICE: £375,000 Freehold excluding VAT, if applicable.

TENURE: Freehold

EPC: C 62

RATES: Ground and Part First Rateable Value £6,900 payable at 49.9p in the £. Small Business Rates Relief should apply

VIEWING: By appointment through joint sole agents

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|---------------------|-----------------------|
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Office Suite Rear First Floor



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