

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



## 3 CHAPEL LANE MILFORD GU8 5HU

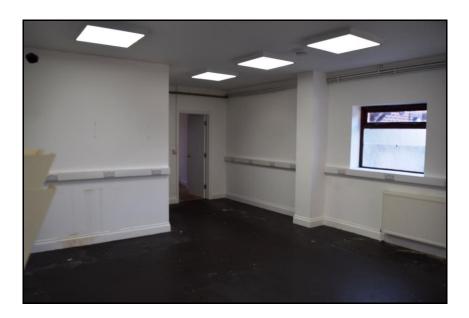
Whilst these particulars are believed to be correct they do not form part of any contract. The condition of the building systems or their continuing operation have not been checked. All prices quoted are net of VAT.

19 East Street Farnham Surrey GU9 7SD T: 01252 717979 F: 01252 719811

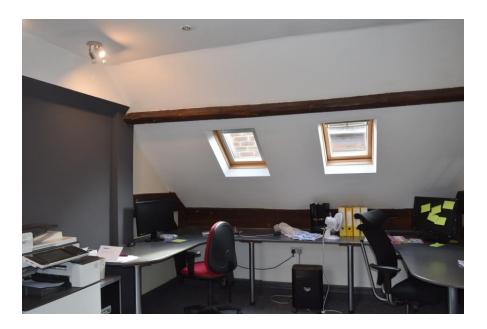
LOCATION:	<ul> <li>The property is situated on the south side of Chapel Lane close to the junction with Portsmouth Road. Local shops including Co-operative convenience store are within a short walk</li> <li>Godalming town centre is immediately to the north, where there are a number of household name multiple retailers complimented by a range of independents, including pubs, restaurants and cafes.</li> <li>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.</li> <li>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.</li> <li>The approximate net internal floor areas:</li> </ul>	
DESCRIPTION:		
	Ground Floor Retail/Office/Studio First Floor Office Total	65.57 SQ M (706 SQ FT) <u>22.08 SQ M</u> (238 SQ FT) 87.65 SQ M (944 SQ FT)
	Rear First Floor	42.08 SQ M (453 SQ FT)
	Overall Total	129.73 SQ M (1,397 SQ FT)
AMENITIES:	<ul> <li>* Self-Contained Ground/Part First Floor</li> <li>* On Site Parking</li> <li>* Separate Self-Contained First Floor</li> </ul>	
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 agentsPark SteeleHollis Hockley01252 71797901252 545848	







## Office Suite Rear First Floor





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