

Residential, Retail

FOR SALE



CURCHOD&CO

INCORPORATING LONDON CLANCY



12B Worplesdon Road

Woodbridge Hill, Guildford, GU2 9RW

Rare freehold sale opportunity

697 sq ft

(64.75 sq m)

- Tenanted ground floor retail
- Good reversionary yield
- Large rear car park with development potential
- 3-bed long leasehold flat with lease extension opportunity
- Lovely Outdoor Seating Area with Canopy Decking

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

| | |
|----------------|--|
| Available Size | 697 sq ft |
| Price | £299,500 |
| Business Rates | Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council |
| EPC Rating | Upon Enquiry |

Description

The property lies within the middle of a parade along Worplesdon road. The Freehold includes the ground floor cake and coffee shop retailer with the existing lease running until 1st September 2030, paying £17,500 per annum, outside the LTA 1954 with a mutual break option on 1st September 2025. The ground floor retail includes a quality fitted out customer and retail display area, with rear kitchens and stores.

The above large 3-bedroom flat has a 99-year lease from 24th June 1997, with current annual ground rents of £100. The occupier has previously requested for an extension of the long leasehold.

The large rear yard provides plentiful customer parking, with scope for additional development akin to the works completed by the neighbouring property.

Location

The property is located within a prominent local parade along the Southern end of Worplesdon Road, less than a mile from the A3 access at Cathedral Hill and two miles from Guildford Town centre.

The unit is set back from the road and benefits from a forecourt area to the front plus a large parking area to the rear which could accommodate roughly 8 car parking spaces.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|-----------------------|-------|-------|
| Ground - Retail | 558 | 51.84 |
| Ground - Rear Store | 139 | 12.91 |
| Outdoor - Canopy Area | 425 | 39.48 |

Viewings

Strictly by appointment with the sole agents Curchod & Co.

Terms

Sale of the Freehold with offers in the region of of £299,500

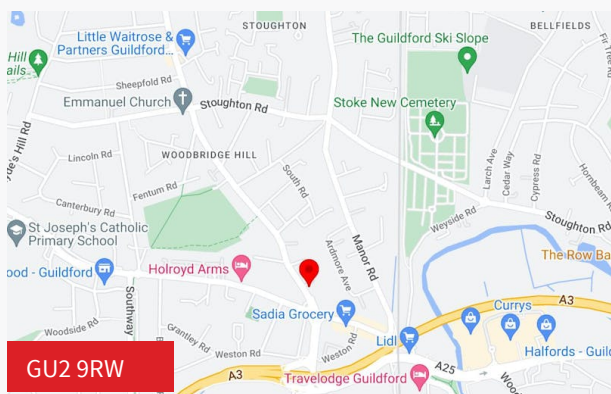
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the sale.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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