

MIXED USE PROPERTY

**FREEHOLD
FOR SALE**



EGi's Most Active Dealmaker - Surrey 2018/19



5 THE PARADE, BURDEN WAY, GUILDFORD, GU2 9PB

Mixed Use Freehold Property

Ground Floor Retail and Two Bedroom Flat Above

2 On-Site Car Parking Spaces

128 sq. m. / 1,378 sq. ft.



Owen Shipp Commercial
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU
www.owenshipp.co.uk

5 THE PARADE, BURDEN WAY, GUILDFORD, GU2 9PB

Location

5 The Parade is located in the Guildford suburb of Stoughton to the north of the town centre. It is situated in a primarily residential area close to the Queen Elizabeth Housing development. There is close access to both Worplesdon Road A322 and Woking Road A320.

Description

This property is a two-storey, end of terrace, mixed-use building. It comprises a ground floor A2 use shop and a first floor two-bedroom flat. It is a brick construction with full height glazed shop frontage at the ground floor level and hanging tile above. The property has a shared rear access to the flat via an external staircase. There are also two on-site parking spaces associated with this freehold.

Accommodation

The accommodation is approximately:

Ground Floor

Office 79.43 sq. m. / 855 sq. ft.

First Floor

Flat 48.56 sq. m. / 523 sq. ft.

Total 128 sq. m. / 1,378 sq. ft.

Tenure

The Freehold of the property is available.

Price

£395,000 for the Freehold interest. (no VAT)

Income

£24,140 p.a.

EPC

Rating: C - 65

Rates

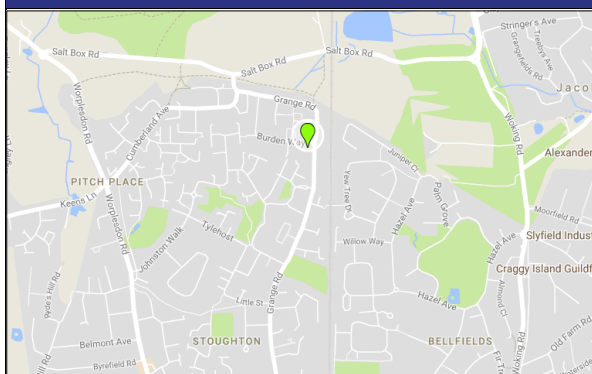
Shop: Rateable value: £8,600
Rates Payable: £4,007.60 (2018/2019)

Flat: Council Tax Band C

Legal Costs

Both parties to bear their own legal costs incurred in the transaction.

Location



Internal Picture



Tenancies

The ground floor shop is let on a 10 year lease from August 2019. The flat is currently let on an AST from 1st September 2018 producing £13,140 p.a. for a 1 year term.

Viewing

Strictly by appointment with the sole agents:



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.

Owen Shipp Commercial
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU