



Price/premium £650,000

Size 1,424 Square feet

Ref #3402

Address

Address: 212 London Road

Postcode: GU4 7JS

Town: Burpham Guildford

Area: Surrey

Location

Prominent position on the A3100 close to Guildford town centre (approx' 1.5 miles). Sainsbury's and Aldi are close by along with a good range of independent businesses. There is parking in front of the parade.

Description

Freehold Guide Price £650,000- Business unaffected.

Our client will also sell each unit separately at £330,000 for each.

Good quality mixed use investment in sought after parade on the outskirts of the town centre.

Currently producing £43,500 p.a.

The parade benefits from excellent traffic flow past the shops and has the benefit of parking in the service road.

The property comprises a shop trading as an established hair salon and a three bedroom split level flat arranged over first and second floors. There is one rear parking space.

The shop measures approximately 500 sq ft. Let at £24,000 p.a. on a 12 year lease from 2018. Five yearly rent reviews with the next being 01/08/28. The lease is drafted within the act and the tenant is a private individual- no rent deposit is lodged.

The flat measures approximately 900 sq ft and comprises lounge, kitchen, three bedrooms and bathroom. Let at £1625 pcm on an AST agreement expiring July 2026.

Please view by appointment only and do not disturb the tenant.

EPC band C- shop.

EPC band C- flat.

General Information

Tenure:	Freehold
Price/premium:	£650,000
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a R.V. of £21,000.

Property Map



Important notice

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