franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526



Rent £13,000 Per annum **Size** 750 Square feet **Ref** #3423

Address

Address: Park Barn Parade, 262 Southway

Postcode: GU2 8DY

Town: Guildford

Area: Surrey

Location

Neighbourhood parade close to the Royal Surrey Hospital. The parade comprises six shops and there is street parking outside. Densely populated residential area with schools also close by.

Description

Available by way of a new lease for a term to be agreed, the shop forms part of a small parade comprising six shops with street parking to the front.

The parade already includes a Premier convenience store and a barbers, so these uses would not be appropriate, but the shop should suit a range of other uses under the E Use Class- previously occupied by a Newsagent/Post Office.

There is unreserved parking to the rear of the parade.

The floor area extends to approximately 750 sq ft.

General Information

Tenure:	Leasehold
Rent:	£13,000 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a R.V. of £7,900. The shop should therefore benefit from full Small Business Rates Relief, subject to the usual criteria.
Lease details:	New lease for a term top be agreed.

Features

- 'E' Use class
- Available immediately
- Densely populated area
- Early viewing recommended
- Neighbourhood parade
- New lease available
- On street parking
- Residential area

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.


KURDISH BARBERS
THE TIMES
SOUTHWAY NEWS


BARBERS
THE TIMES
SOUTHWAY NEWS




BOY
BOY