



Freehold retail investment with first-floor apartment sold on a separate long leasehold.

- Popular small retail parade.
- Desirable countryside Surrey location.
- Situated close to local supermarket and farmers market.
- Retail tenant on the ground floor trading since 2023.
- £18,000 pa commercial income.
- Commercial Lease running until October 2023.
- Two-Storey Maisonette apartment above sold long-leasehold with 86 years left until expiry.



Location

The village of Milford is situated on the outskirts of the town of Godalming in the heart of Surrey, being surrounded by the Surrey Hills National Trust area of outstanding natural beauty. The subject premises form part of a small parade at the top of Church Road, being close to the roundabout at the centre of the town and Portsmouth Road shops and small commercial premises including Secretts of Milford Farm Shop, Milford Village Hall, Tesco Express and Nisa corner shops. Directly opposite is the main car park serving Milford, also being a short walk from the local train station with national rail services to Guildford and on to the Capital, and Southwards on to Portsmouth. Local buses nearby along Church Road serve Godalming, Guildford, Midhurst & Haslemere.

Description

Internally the retail premises have been well maintained with bright spot lighting throughout, with a marble likeness flooring, wood-panelling, and painting throughout. Barbershop chairs and sinks have also been fitted appropriate for the tenants use and having space for up to five customers at any one time. To the rear is a cordoned off kitchenette and WC which are functional. Out the back a storage unit/shed remains in a shell condition holding a small number of shop items.

Accommodation

Name	sq ft	sq m	Availability
Unit - Retail Investment	444	41.25	Available
Total	444	41.25	

Price

Offers in the region of £245,000

Rates & Charges

Service charge: N/A
Rateable value: £9,500
Rates payable: £10.68 per sq ft Eligible for small business rates relief

EPC

C (71)

Tenancies

The Ground Floor commercial unit has been let on a 10-year lease from October 2023 at £18,000pa with a 5th year rent review. The upstairs apartment has been sold separately on a long leasehold with 125 years from 1986, having 86 years left until expiry.



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