Owen Isherwood
CHARTERED SURVEYORS

107 and 109 Aldershot Road, Guildford, GU2 8BE

FOR SALE | 3,098.20 SQ FT (287.83 SQ M)

Mixed-use investment opportunity

Mixed-use investment opportunity comprising two ground floor retail units with residential accommodation above on established parade

- Prominent Aldershot Road frontage on an established retail parade
- Ground floor commercial accommodation with residential accommodation above
- Existing retail tenants in occupation
- Convenient access to Guildford town centre and transport links
- Strong local catchment and passing trade
- Rear access and parking

Robert Ayling
A Dignity FUNERAL DIRECTOR

JEAN'S FLORIST
FLOWERS FOR ALL OCCASIONS
01483 300708
GURKHA
KITCHEN

Location

107 & 109 Aldershot Road occupy a prominent position within the Southway shopping parade, just off Aldershot Road in Guildford. The units benefit from strong levels of passing traffic, a substantial surrounding residential population, and convenient access to Guildford town centre, the A3, Surrey Research Park, and the Royal Surrey County Hospital.

Description

107 – The ground floor comprises modern partitioned retail/office accommodation with kitchenette and WC facilities, together with a rear and side warehouse/yard area. Above is a self-contained 3-bedroom flat with separate rear access and parking.
109 – The ground floor comprises an open-plan retail unit with glazed frontage, rear storage and WC facilities, together with an external store. Above is a 2-bedroom flat accessed internally via the property.

Accommodation

Name	Building Type	sq ft	sq m
Building - 107	Investment	2,217	205.97
Building - 109	Investment	881.20	81.87
Total		**3,098.20**	**287.84**

Price

£585,000 no VAT

EPC

107: C-62 / 107a: E-50
109: C-74

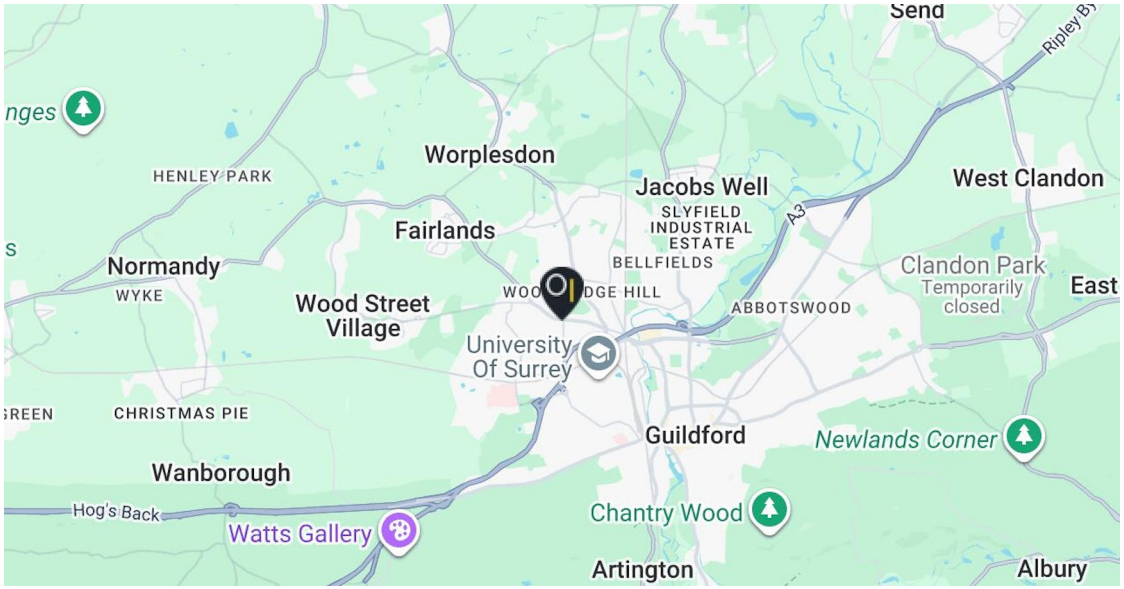
Lease Terms

The ground floor retail unit and first floor flat at No.107 is let to Dignity Funeral Directors on a 10-year FRI lease from 2023, incorporating a tenant-only break and upwards-only open market rent review at year 5, at a passing rent of £28,750 p.a.

The ground floor retail unit and first floor flat at No.109 is let to Jean's Florist on a 10-year FRI lease from 2024, incorporating a 3 year and 5 year tenant-only break, at a passing rent of £16,000 p.a.

Business Rates

Rateable Value of No.107: £15,000
Rateable Value of No.109: £14,250.



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