ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

FREEHOLD INVESTMENT

FOR SALE



1 PARK VIEW
MILFORD ROAD
ELSTEAD
GODALMING
GU8 6HP

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

6 St Georges Yard, Castle Street, Farnham, GU9 7LW T: 01252 717979

LOCATION: The premises form part of a parade in the centre of the village. There is direct access to the A3 at Milford, which runs between Portsmouth and London and links with the national motorway network. Milford Station is the closest mainline station, less than five miles and is on the Portsmouth to London Waterloo line. The centres of Godalming and Farnham are to the south and north respectively and offer a range of shopping and leisure facilities.

DESCRIPTION: A modern attached two storey building of brick and weatherboard elevations with uPVC double glazed windows and plate glass shop front under a pitched, tile covered. The property is currently let as a takeaway restaurant and serves the local community.

GROUND FLOOR RETAIL	**45.09 SQ M**	**(485 SQ FT)**
GROUND FLOOR ANCILLARY	**14.44 SQ M**	**(155 SQ FT)**

First Floor Flat comprising Sitting Room, Kitchen, two Bedrooms and Bathroom.

Two garages and parking to the rear.

Additionally, there is a forecourt/outdoor seating to the front.

We are of the opinion there is the opportunity to enhance the rent at review.

TENURE: Freehold, subject to the current tenancy.

The entire property is let on Full Repairing and Insuring terms to the ground floor occupier by way a Lease dated 21 January 2015 for a Term of fifteen years from 20 March 2015 at the passing Rent of £13,125 per annum exclusive, subject to upward only review every four years.

The First Floor comprises a self-contained flat with its own independent access from the rear and is sub-let by the Lessee on an Assured Periodic Tenancy.

PRICE: Offers in the region of £275,000 Freehold.
The property is not elected for VAT

RATES: Ground Floor Rateable Value £11,000 payable at 38.2p in the £ (2026/2027)
First Floor Flat Council Tax B

EPC:

Ground Floor:	D 95
First Floor Flat:	F 27

VIEWING: By appointment through sole agents **Park Steele 01252 717979**

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.





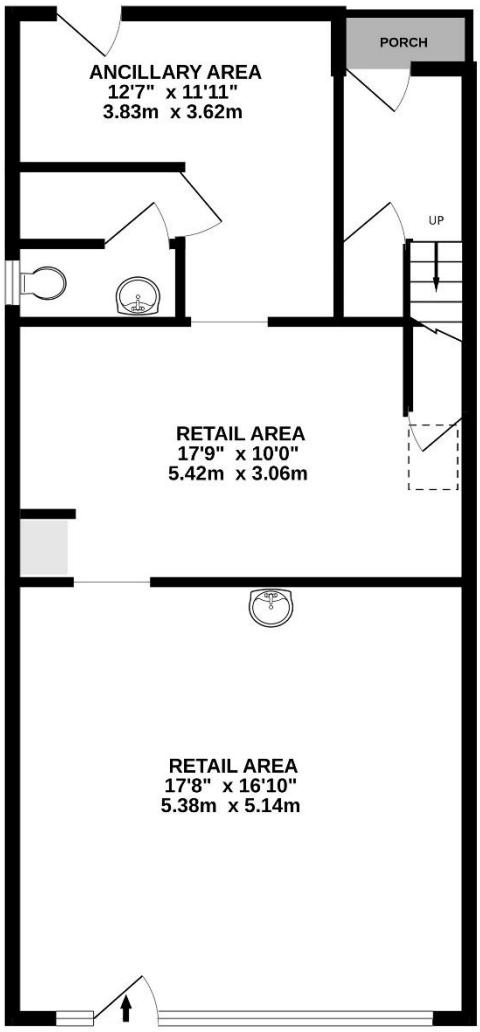




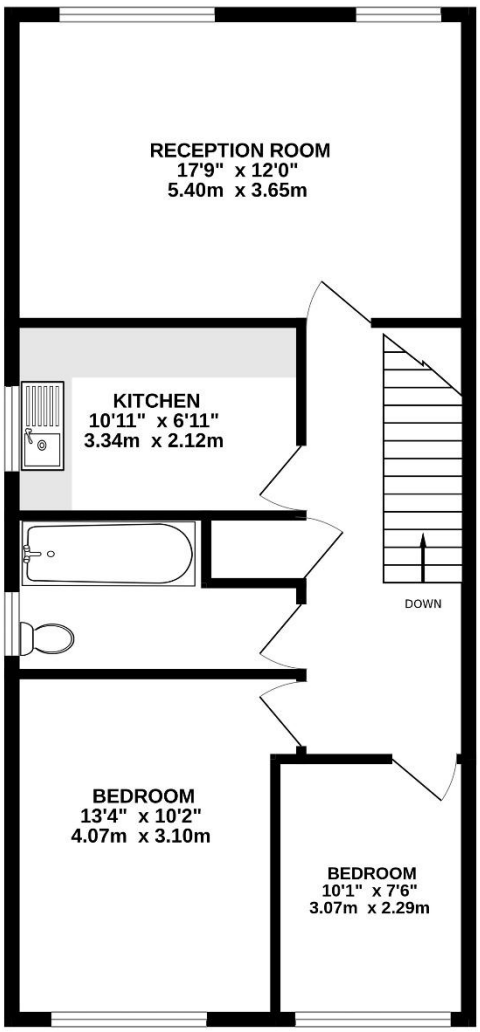








GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



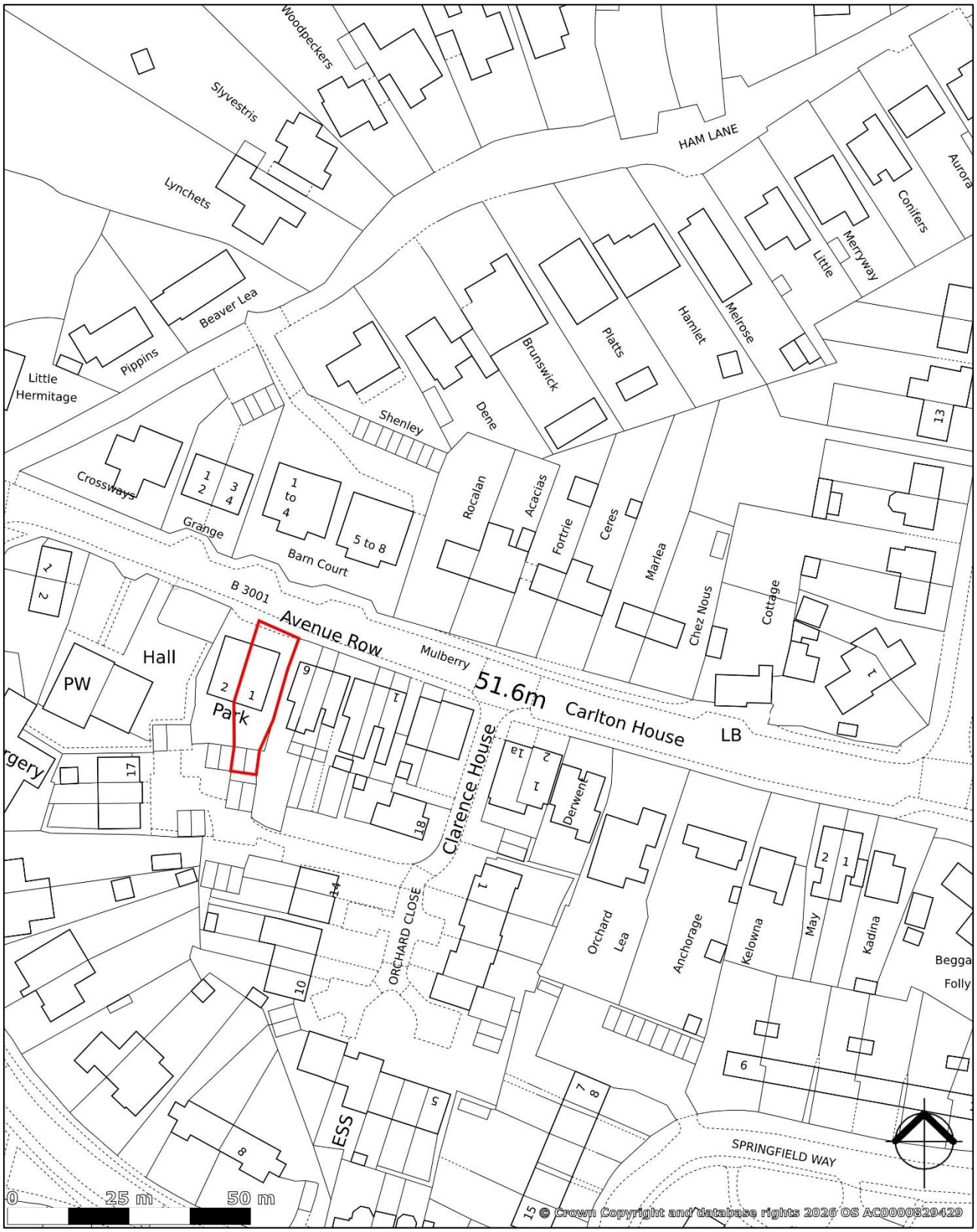
1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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