



Owen
Isherwood
CHARTERED SURVEYORS

FOR SALE

RETAIL UNIT
558 sq. ft (51.9 sq m)

12B Worplesdon Road, Woodbridge Hill, Guildford, GU2 9RW

LOCATION

The property is located within a prominent local parade along the Southern end of Worplesdon Road, less than a mile from the A3 access at Cathedral Hill and two miles from Guildford Town centre. The unit is slightly set back from the road and benefits from a forecourt area to the front as well as a large parking area to the rear which could fit in excess of 8 cars double parked.

DESCRIPTION

The Freehold includes the ground floor cake and coffee shop retailer with the existing lease running until 1st September 2030, outside the LTA 1954 with a mutual break option on 1st September 2025. The ground floor retail includes a quality fitted out customer and retail display area, with rear kitchens and stores.

The above large 3-bedroom flat has a 99-year lease from 24th June 1997, with current annual ground rents of £100.

The large rear yard provides plentiful customer parking, with scope for additional development akin to the works completed by the neighbouring property.

ACCOMMODATION

Total	51.9 sq m	558 sq ft
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EPC

C - 69

PRICE

£299,500 per annum

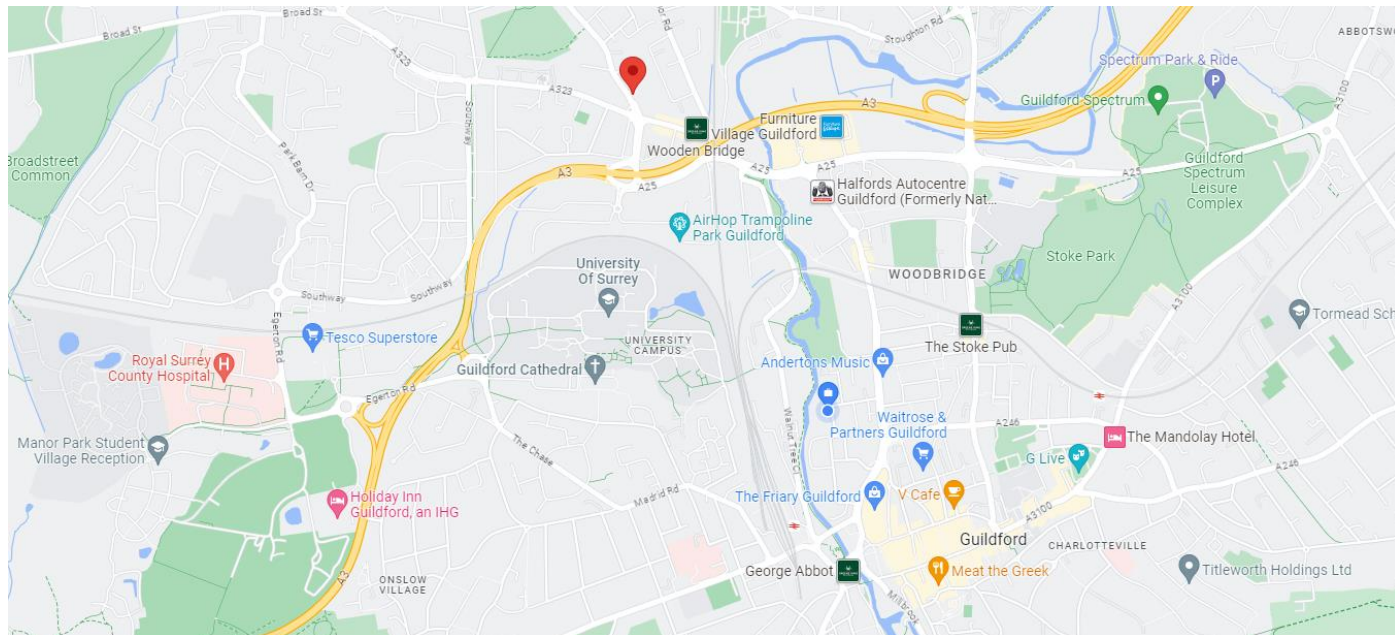
RATES

Rateable Value: £16,000

Rates Payable: £7,840 (2023/24)

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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