



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET/FOR SALE

Lock Up Shop  
64.2 sq m / 691 sq ft

11 High Street, Bramley, Surrey, GU5 0HF

## LOCATION

This property is located within a parade of shops on the east side of Bramley High Street. Bramley lies about 3 miles south of Guildford on A281. Other nearby retailers on the High Street include a Kilfeather & Dumbrill Butchers, Kingfisher Bramley, Nail & Beauty Salon, Barber Shop, Hairdressers and Amplifon Hearing Aid. The A3 is accessible at Compton and Shalford train station is less than 2 miles.

## DESCRIPTION

The ground floor has a large open retail space with high ceilings and a traditional and attractive front facade. The premises are presently owner occupied. Beyond the retail/office area, there is a good-sized storage space with fixed storage units in place. There is also additional rear storage space, a kitchenette, and a WC. To the rear, there is an access door into a back courtyard and a car park with space to park two cars in tandem.

The Upper parts are formed of a two-storey residential flat and occupied on a 125-year long lease which is dated 25<sup>th</sup> Dec 2001.

## ACCOMMODATION

	SQ FT	SQ M
Retail	637	59.21
Ancillary	54	4.98
<b>Total</b>	<b>691</b>	<b>64.19</b>

## RENT/PRICE

£15,000 per annum / £195,000 (No VAT)

Available with vacant possession.

## RATES

Ratable Value - £14,500

Rates Payable (2024/25) – £7,105

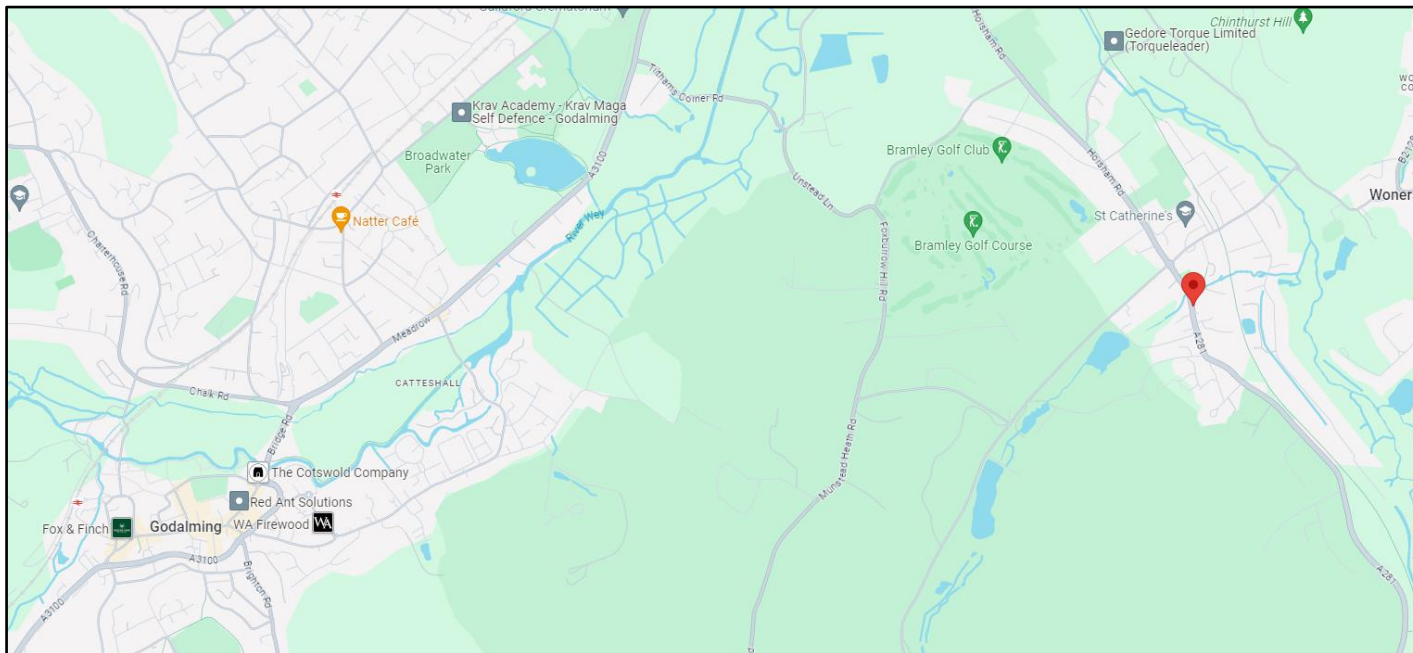
Eligible occupiers can apply for phased small business rates relief.

## EPC

C - 57

## 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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## CONTACT

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