



Owen
Isherwood
CHARTERED SURVEYORS

24 Guildford Park Road, Guildford, GU2 7ND

FOR SALE | 878 SQ FT (81.57 SQ M)

Retail & Residential Freehold Available

- Excellent Ground Floor Vacant Retail
- Residential Element Split Between a Ground and First Floor Maisonette
- Great location, walking distance to busy Guildford Station
- Private Entrance for self contained 2 bedroom flat
- Ideally suited to a balanced entrepreneurial lifestyle or a solid investment





Location

This freehold building is located along the busy route from the A3 into Guildford Town centre. It is at the rear approach to Guildford Station and half a mile from the High Street, University of Surrey, and Guildford Cathedral.

This is a rare opportunity to own a well-positioned shop with an upstairs 2 bedroom flat.

Description

The property, with high levels of passing road and foot traffic, consists of the vacant ground floor retail in good condition which is considered to be highly rentable. The residential element split between a ground and first floor maisonette including its own private sunny garden. The W/C facilities for the retail elements are located to the rear of the main trading area and access to the residential element is located at the rear of the property which contains two bedrooms, a living room, bathroom and kitchen.

The shop has been a popular sandwich/coffee shop and a successful letting agency, in the past.

In 20 years of current ownership, there has never been a shop or flat vacancy. It has been very easy to let with good return.

Accommodation

Name	sq ft	sq m	Availability
Unit - Retail	286	26.57	Available
Unit - Residential	592	55	Available
Total	878	81.57	

Price

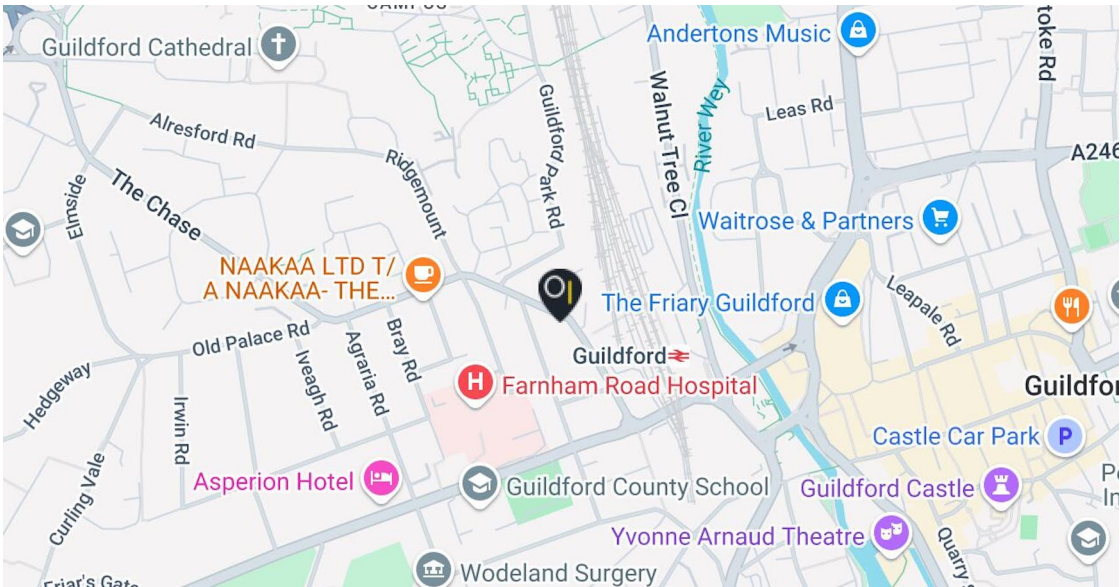
£425,000

EPC

Retail - TBA
Residential- D - 55

Legal costs

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



Contact

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