

Owen Isherwood
CHARTERED SURVEYORS

45-45a Church Road, Milford Godalming, GU8 5JB

FOR SALE | 444 SQ FT (41.25 SQ M)

Freehold retail investment with first-floor apartment sold on a separate long leasehold.

- Popular small retail parade.
- Desirable countryside Surrey location.
- Situated close to local supermarket and farmers market.
- Retail tenant on the ground floor trading since 2023.
- £18,000 pa commercial income.
- Commercial Lease running until October 2033.
- Two-Storey Maisonette apartment above sold long-leasehold with 86 years left until expiry.



Location

Milford is a village on the outskirts of Godalming, Surrey, within the Surrey Hills National Landscape. The premises are located in a small parade at the top of Church Road, close to the town centre roundabout and local amenities including Secretts Farm Shop, Milford Village Hall, Tesco Express and Nisa. Opposite is the main public car park, with Milford train station nearby offering services to Guildford and London, as well as south towards Portsmouth. Local bus routes along Church Road provide connections to Godalming, Guildford, Midhurst and Haslemere.

Description

Internally the retail premises have been well maintained with bright spot lighting throughout, with a marble likeness flooring, wood-panelling, and painting throughout. Barbershop chairs and sinks have also been fitted appropriate for the tenants use and having space for up to five customers at any one time. To the rear is a cordoned off kitchenette and WC which are functional. Out the back a storage unit/shed remains in a shell condition holding a small number of shop items.

Accommodation

Name	sq ft	sq m	Availability
Unit - Retail Investment	444	41.25	Available
Total	**444**	**41.25**	

Price

Offers in the region of £230,000

Rates & Charges

Rateable value: £9,500
Rates payable: £10.68 per sq ft Eligible for small business rates relief

EPC

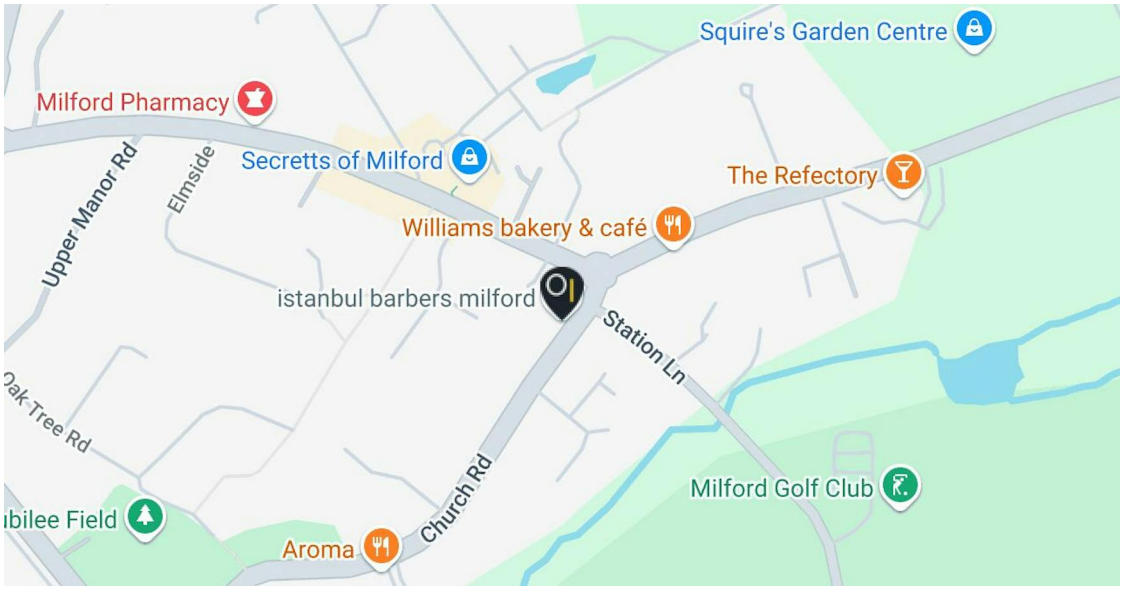
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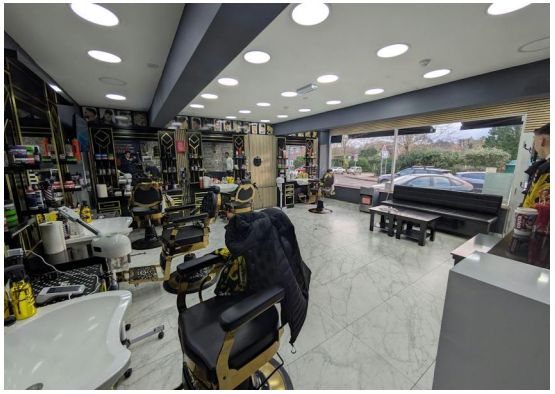
Tenancies

The Ground Floor commercial unit has been let on a 10-year lease from October 2023 at £18,000pa with a 5th year rent review.
The upstairs apartment has been sold separately on a long leasehold with 125 years from 1986, having 86 years left until expiry.

Legal costs

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







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