



Owen  
Isherwood  
CHARTERED SURVEYORS

**FOR SALE**

Commercial Property Investment

2170 sq. ft. (201.6 sq. m)

Britannia House, 5 & 6 Millmead, Guildford, Surrey, GU2 4BE

## LOCATION

Britannia House is located in Guildford Town Centre on Millmead, overlooking the River Wey and the Yvonne Arnaud Theatre, just along the River Wey from Guildford Borough Council's offices. The property is a short walk from the High Street and Guildford mainline station. It is accessible by car from Portsmouth Road and the Mount.

## DESCRIPTION

Built in the 17th Century and comprising of two buildings within a small terrace of commercial properties. The property is a timber-framed grade II listed building with white rendered front elevation, pebbledash side elevation with hanging tile above. There is a central chimney and two dormer windows on the top floor. To the rear there is a single storey extension which houses the WCs and kitchenette for No.6, alongside a parking area for up to 8 Cars. Internally 5 and 6 Millmead can be occupied either together or separately and they are arranged over three floors with a kitchenette and WC facilities on the ground floor of each property. The property has recessed spot lighting, wall mounted radiators and is wired for data throughout.

## ACCOMMODATION

	SQ FT	SQ M
No. 5 Millmead	905	83.8
No.6 Millmead	1,268	117.7
<b>Total</b>	<b>2,169</b>	<b>201.5</b>

## TENURE

To be sold Freehold.

**No. 5:** Sciezure Pharma Ltd & JCSH Pharma Ltd have a new 10 year lease from Sept 2019 at a passing rent of £25,000 pa.

**First Floor No. 6:** The rear office was let out at £6,600 pa. and the front offices were let out at £4,200 pa. and both are currently up for renewal at a combined rental of £12,000 per annum.

**Second Floor No. 6:** Vacant. With a previous rent achieved of £15,000 per annum.

Current Income- £37,000 per annum

Potential Income - £49,000 per annum.

## PRICE

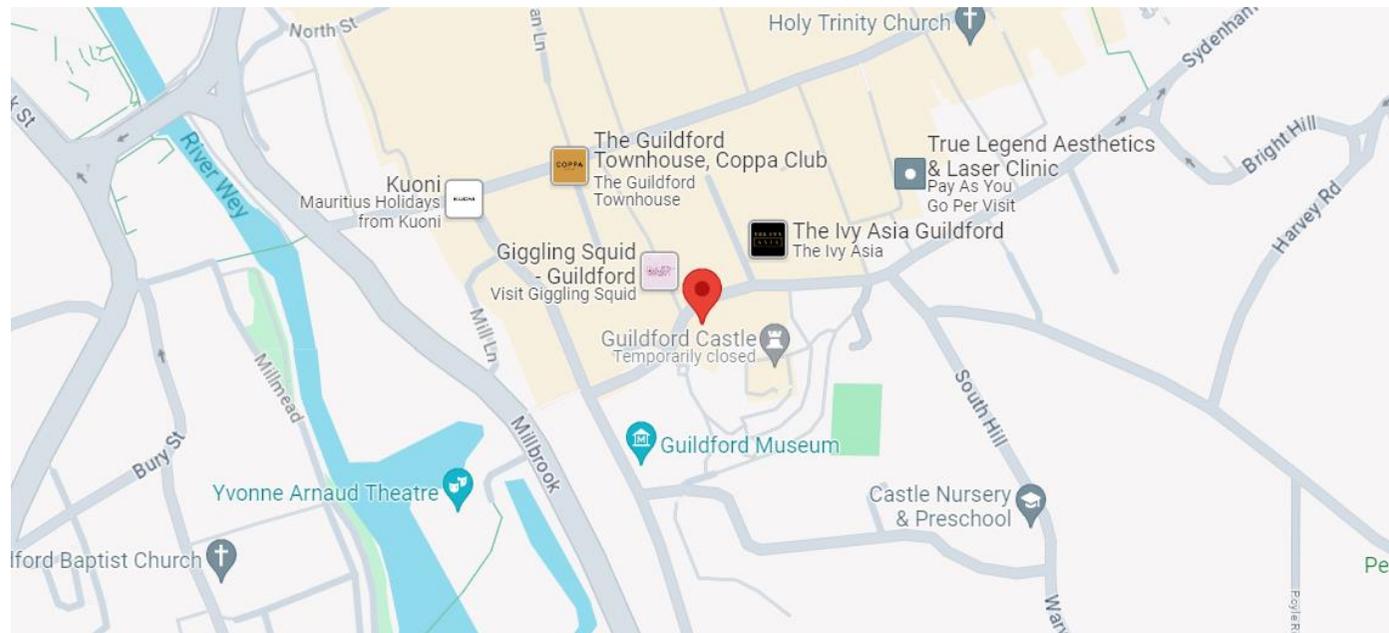
£475,000

## EPC

N/A due to listed status.

## COSTS

Each party to bear their own legal costs.



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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