



**Morrisons Daily**



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*Beyond the Mirror*  
Salon & Blow Dry Bar

212 London Road

**STEVENSONS**

SCHOOL UNIFORM OUTFITTERS

**Owen Isherwood**  
CHARTERED SURVEYORS

212, London Road, Burpham, Guildford, GU4 7JS  
**FOR SALE | 513 TO 1,424 SQ FT (47.66 TO 132.29 SQ M)**  
Mixed-use investment opportunity

Ground floor retail unit with a spacious three-bedroom apartment arranged over the first and second floors, plus one rear parking space.

- Town centre location
- Prominent glazed shopfront
- W/C facilities to ground floor
- One rear parking space allocated for the residential
- Self-contained residential accommodation





## Location

Prominently positioned on the A3100 in the popular suburb of Burpham, approximately 1.5 miles east of Guildford town centre. The property benefits from strong passing traffic and excellent visibility, with nearby occupiers including Sainsbury's and Aldi, a range of independent retailers and local amenities. Regular bus services provide access to Guildford town centre and mainline station, while the A3 offers road links to London and the M25.

## Description

The property comprises a ground floor retail unit with a three-bedroom apartment arranged over the first and second floors. The shop provides a main trading area behind a glazed frontage, with ancillary space and W/C to the rear. The upper parts include lounge and kitchen on the first floor, three bedrooms and a bathroom on the second floor, together with one rear parking space.

## Accommodation

Name	sq ft	sq m
Ground - Retail	513	47.66
1st	911	84.63
<b>Total</b>	<b>1,424</b>	<b>132.29</b>

## Price

£650,000

## Rates & Charges

Rateable value: £21,000

Rates payable: £10,479 per annum

## Tenure

The ground floor retail unit is currently let at £24,000 per annum for a 12-year term beginning in 2018 (expiry 2030).

The residential is let on an AST expiring in July 2026 for an annual rent of £18,600.

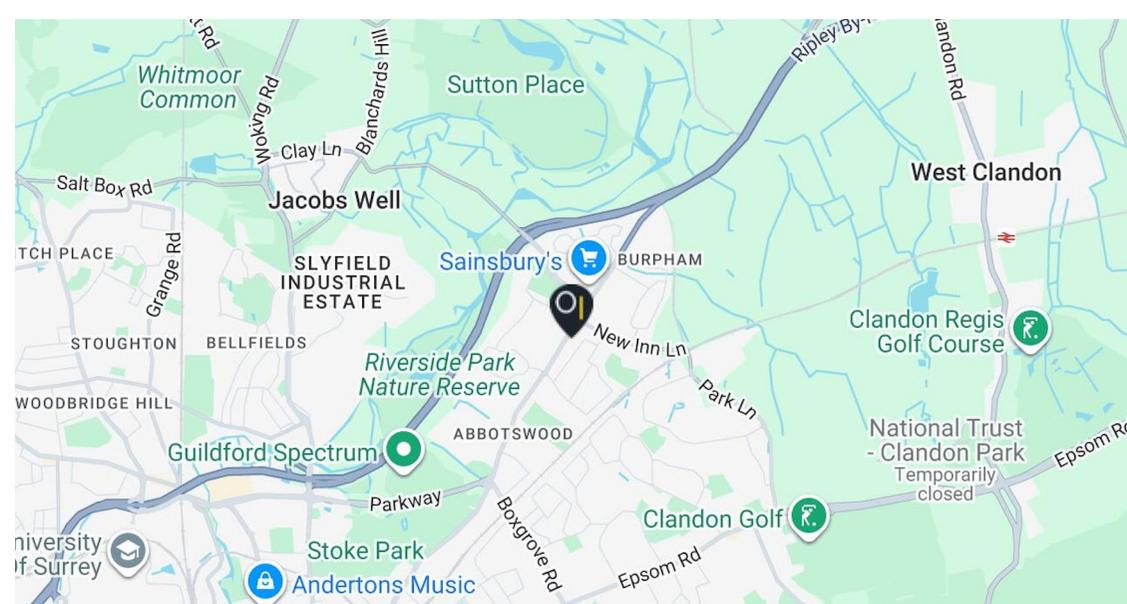
## EPC

Ground - Retail : C(62)

Uppers - Residential : C(69)

## Legal costs

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



## Contact

**Charlie Williams**

T: 01483 300 176

M: 07456 899972

E: charlie@owenisherwood.com

**owenisherwood.com | 01483 300 176**

**1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU**

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