



## Quiet retail unit in a sought-after village location.

- High-quality ground floor retail unit.
- Modern LED lights and wooden flooring throughout.
- Prominent location on the A3100 Portsmouth Road.
- Easy access to the A3 and nearby shops/facilities.
- Parking space in front plus 4 rear spaces.
- Potential access to 2 extra parking spaces to be negotiated.



## Location

Located in a prominent position on the A3100 (Portsmouth Road) Ivy Lodge is close to both the A3 slip road at Milford as well as Secrets Garden and Farm Shop. Other close by occupiers include Milford Post Office, Milford Pharmacy, Sinclair's Fish & Chip Shop and Mitchells Fabrics. The surrounding area is otherwise predominantly residential.

## Description

Ivy Lodge offers a ground floor retail unit previously fitted as a hairdressing salon but now presenting as a cleared space suitable for a variety of uses. The premises are currently undergoing internal reconfiguration to create a more open-plan layout and improve natural light, with works due to complete shortly.

The property benefits from forecourt parking together with four guaranteed additional spaces to the rear. The upper parts comprise residential accommodation which has been sold off on a long lease.

## Accommodation

Name	sq ft	sq m	Availability
Ground	660.90	61.40	Available
<b>Total</b>	<b>660.90</b>	<b>61.40</b>	

## Terms

New Lease

## Rent

£18,000 per annum

## Rates & Charges

Rateable value: £9,900

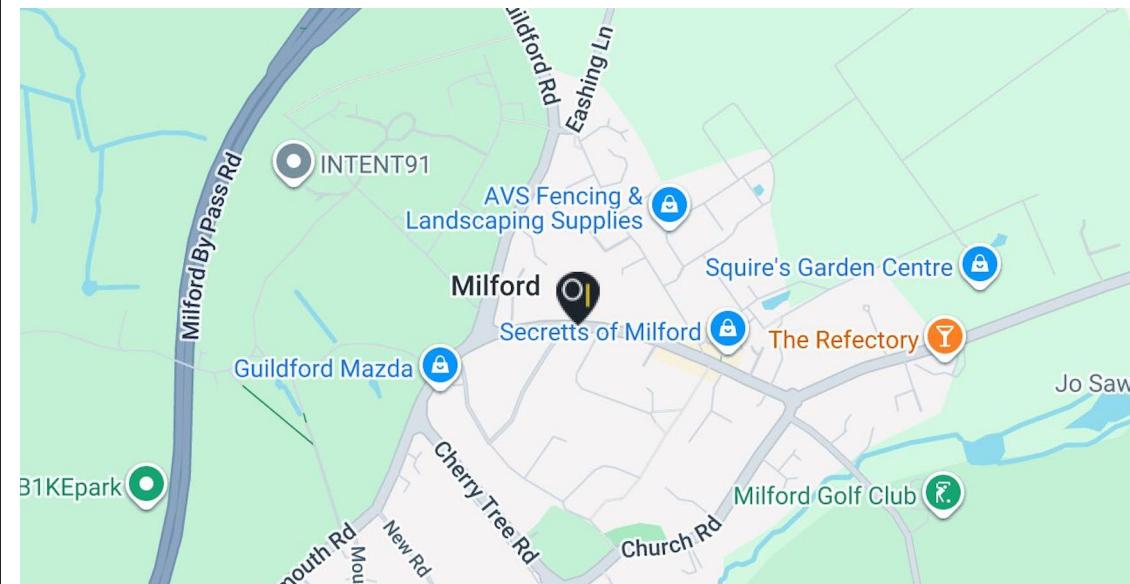
Rates payable: £4,940.10 per annum Small Business Rates Relief may be eligible for incoming occupiers.

## EPC

C (70)

## Legal costs

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



## Contact

### Kieran Morgan

T: 07904377405

M: 01483 300176

E: Kieran@owenisherwood.com

**owenisherwood.com | 01483 300 176**

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

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.