



Robert Ayling  
A Deputy FUNERAL DIRECTOR

JEAN'S FLORIST  
FLOWERS FOR ALL OCCASIONS

01483 300708

www.jeansflorist.com

GU

Owen  
Isherwood  
CHARTERED SURVEYORS

107 and 109 Aldershot Road, Guildford, GU2 8BE

**FOR SALE | 3,098.20 SQ FT (287.83 SQ M)**

Mixed-use investment opportunity

## Mixed-use investment opportunity comprising two ground floor retail units with residential accommodation above on established parade

- Prominent Aldershot Road frontage on an established retail parade
- Ground floor commercial accommodation with residential accommodation above
- Existing retail tenants in occupation
- Convenient access to Guildford town centre and transport links
- Strong local catchment and passing trade
- Rear access and parking





## Location

107 & 109 Aldershot Road occupy a prominent position within the Southway shopping parade, just off Aldershot Road in Guildford. The units benefit from strong levels of passing traffic, a substantial surrounding residential population, and convenient access to Guildford town centre, the A3, Surrey Research Park, and the Royal Surrey County Hospital.

## Description

107 – The ground floor comprises modern partitioned retail/office accommodation with kitchenette and WC facilities, together with a rear and side warehouse/yard area. Above is a self-contained 3-bedroom flat with separate rear access and parking.

109 – The ground floor comprises an open-plan retail unit with glazed frontage, rear storage and WC facilities, together with an external store. Above is a 2-bedroom flat accessed internally via the property.

## Accommodation

Name	Building Type	sq ft	sq m
Building - 107	Investment	2,217	205.97
Building - 109	Investment	881.20	81.87
<b>Total</b>		<b>3,098.20</b>	<b>287.84</b>

## Price

£585,000 no VAT

## EPC

107: C-62 / 107a: E-50  
109: C-74

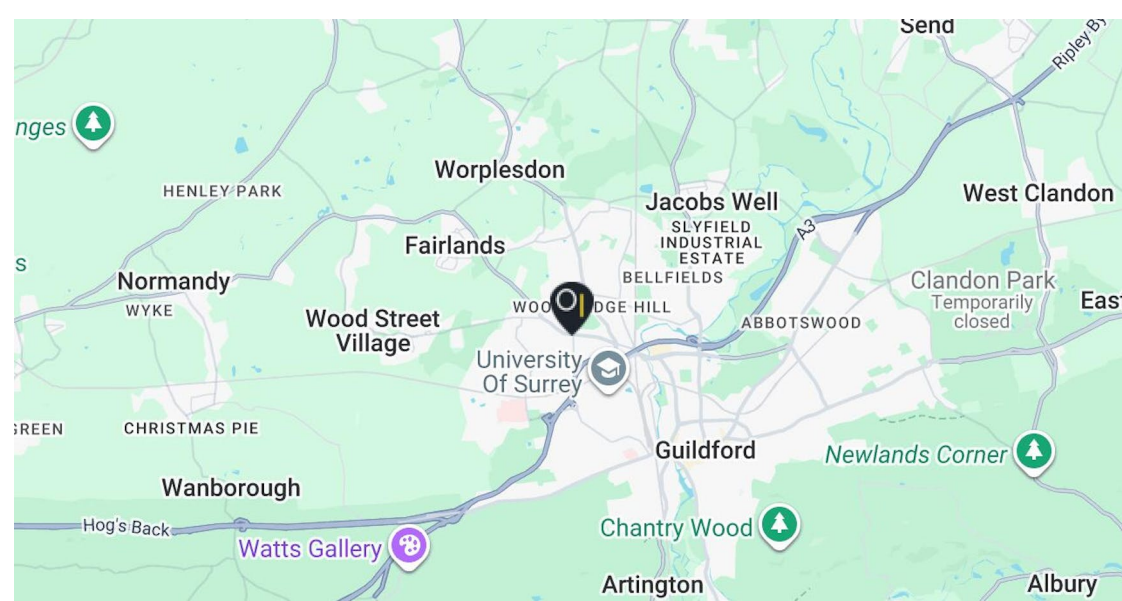
## Lease Terms

The ground floor retail unit and first floor flat at No.107 is let to Dignity Funeral Directors on a 10-year FRI lease from 2023, incorporating a tenant-only break and upwards-only open market rent review at year 5, at a passing rent of £28,750 p.a.

The ground floor retail unit and first floor flat at No.109 is let to Jean's Florist on a 10-year FRI lease from 2024, incorporating a 3 year and 5 year tenant-only break, at a passing rent of £16,000 p.a.

## Business Rates

Rateable Value of No.107: £15,000  
Rateable Value of No.109: £14,250.



## Contact

### Alex Bellion

T: 01483 300176  
M: 07971 756068  
E: alex@owenisherwood.com

### Amelia Watson

T: 01483 300176  
M: 07983 498697  
E: amelia@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