

Office, Retail

FOR SALE

**HOLLIS
HOCKLEY**



2 Chapel Lane, Milford, Godalming, GU8 5HU

Freehold with vacant possession, would suit investor / occupier

Summary

Tenure	For Sale
Available Size	1,397 sq ft / 129.79 sq m
Price	£375,000
EPC Rating	C (62)

Key Points

- Scope for residential conversion
- On site parking
- Self-contained Ground / Part First Floor
- Separate self-contained First Floor

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DESCRIPTION

The property comprises a two-storey, character end of terrace building with glazed frontage under a pitched roof and accommodation arranged over ground and first floors.

LOCATION

The property is situated on the south side of Chapel Lane close to the junction with Portsmouth Road. Local shops including Co-operative convenience store are within a short walk.

Godalming town centre is immediately to the north, where there are a number of household name multiple retailers complimented by a range of independents, including pubs, restaurants and cafes.

There is fast and easy access to the A3, which via the M25 provides connections to the national motorway network. Milford mainline station provides a fast and regular service to London on the Portsmouth to Waterloo line.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail/Office/Studio	706	65.59	Available
1st - First Floor Office	238	22.11	Available
1st - Rear First Floor	453	42.09	Available
Total	1,397	129.79	

PRICE

£375,000 for the Freehold interest.

RATES

Ground and First floor rateable value is £6,900.

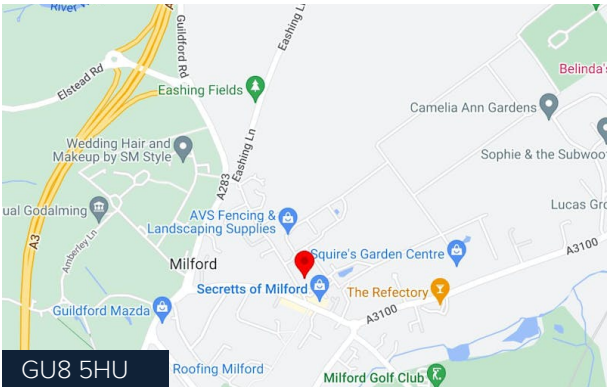
100% Small Unit Business Rate Relief should apply, subject to status.

EPC

EPC - C/62

LEGAL COSTS

Each party to pay its own legal cost occurred in the transaction.



Viewing & Further Information

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