Owen Isherwood
CHARTERED SURVEYORS

133, High Street, Godalming, GU7 1AF

FOR SALE | 2,375 SQ FT (220.64 SQ M)

Mixed Use Investment

Location

Located at the upper end of Godalming High Street, the subject sites is within close proximity to the Pepperpot with nearby traders include Pizza Express, Dominos, Seymours Estate Agents and The Old Post House Business Centre.

Only 4 miles south of Guildford, Godalming's mainline train station is within 5 minutes walking distance with regular services to both London Waterloo and Portsmouth Harbour. In addition, Godalming town only 2 miles off the A3 trunk road with M25 10 miles away.

Description

The subject site compromises a ground floor retail unit with two first floor flats each accommodating one and two bedrooms respectively. Both the retail and first floor residential elements can be accessed from the High Street and the rear private car park directly adjoining South Street Car Park.

The site benefits from a newly built, large rear extension on both the ground and first floor elements with the private car park able to accommodate six parking spaces.

Price

£950,000

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Accommodation

Ground Floor - Retail - 2,375 sq ft
First Floor - Flat - One bed
First Floor - Flat - Two bed

Tenure

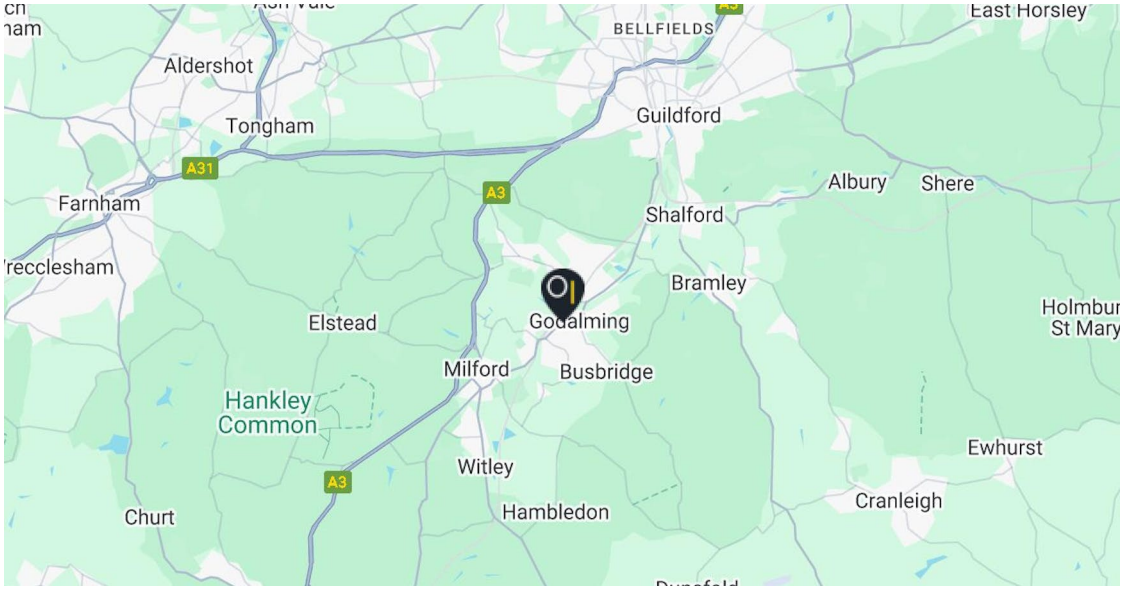
The ground floor Retail Unit is let on a 10 year lease from 2024; currently paying £2,500 pcm (£30,000 p.a.) on an "internal repairing & insuring" basis.

The first floor two bed flat is currently let at £1,500 pcm on a 2 year AST. The first floor one bed flat is currently let at £1,300 pcm on a 1 year AST.

Total income for the investment is therefore £66,600 p.a.

Legal costs

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



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