

**MODERN SHOP WITH
2 BEDROOM FLAT
PLUS £1,474 PA INCOME FROM
MICROCELL TRANSMITTER**

**FREEHOLD
FOR SALE**

**5 The Parade, Burden Way,
Guildford, Surrey, GU2 9PB**



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Accommodation

The accommodation is approximately as follows:

GROUND FLOOR

Internal width	5.54 m	(18'2 ft)
Retail Area	79.43 sq m	(855 sq ft)
2 Cloakrooms		

FIRST FLOOR

Living/Dining Room	5.62 x 3.38 m	18'5 x 11'1 max
Bedroom 1	4.32 x 2.69 m	14'2 x 8'10
Bedroom 2	3.10 x 2.67 m	10'2 x 8'9
Kitchen	4.04 x 2.39 m	13'3 x 7'10
Bathroom		

Income

There is an agreement with Orange Personal Communications Services Ltd to site transmitter equipment on site for a term of 10 years from 10th February 2000 producing a rent of £1,474 per annum exclusive from 10th February 2005.

Freehold

The freehold is available at a price of £299,950.

Legal Cost

Both parties to bear their own legal costs incurred in the transaction.

Description

- ✦ Well proportioned shop unit
- ✦ Good open plan retail space
- ✦ Return frontage
- ✦ Parking for 2 cars

Location

- ✦ Situated in a busy local shopping parade.
- ✦ Just off Grange Road about 1.5 miles from Guildford town centre.
- ✦ Close to Cumberland Avenue and Stoughton.
- ✦ Next to the new Queen Elizabeth Park housing development with 525 houses and flats; business units; supermarket; and Esporta Health and Fitness centre.

Rates

Rateable value £7,200
Rates Payable £2,980.80 (2010/2011)
NB Small Business Rates Relief may be obtained if the occupier is eligible.
By verbal enquiry to Guildford Borough Council only.
Council Tax (for flat) – Band E

Energy Performance Certificate (EPC)

Please refer to agent for details.

Viewing

Strictly by appointment with the sole agents:

**Owen Shipp Chartered Surveyors
01483 450115.**