

SHOP WITH 2 BEDROOM FLAT

FOR SALE OR TO LET



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www.owenshipp.co.uk



5 THE PARADE, BURDEN WAY, GUILDFORD, GU2 9PB

Situated in a busy local shopping parade

Shop unit 79.43 sq m (855 sq ft)

Approximately 1.5 miles from central Guildford

Shop available to let separately

Car Parking



Owen Shipp Commercial
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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Location

The premises are situated in a busy local shopping parade just off Grange road next to the Queen Elizabeth Park housing development with houses, flats, business units and supermarket. Guildford town centre is about 1.5 miles away.

Description

The premises comprise a well proportioned shop unit with good open plan retail space and 2 bedroom flat above. There is parking for 2 cars.
N.B. The shop is also available to let separately.

Accommodation

The accommodation is approximately as follows:

Ground floor

Retail area 79.43 sq m 855 sq ft

First floor flat

Living/Dining Room 5.62 x 3.38 m 18'5 x 11'1
 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

Tenure

The premises are available either on a new lease for a term to be agreed or Freehold.

Price

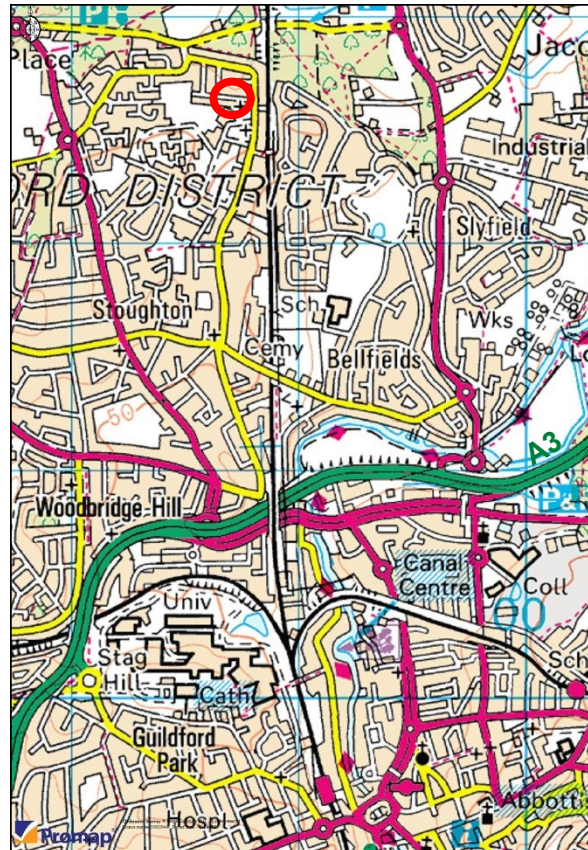
£290,000 for the Freehold interest.

Rent

£19,995 per annum exclusive or £9,995 per annum for the shop only.

Rates

Shop: Rateable value: £7,200
 Rates Payable:£3,117.60 (2011/2012)
 Flat: Council Tax Band E



Legal Costs

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

Energy Performance Certificate

Please refer to agent for details.

Viewing

Strictly by appointment with the sole agents:



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.

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Energy Performance Certificate
Non-Domestic Building



5 Burden Way
The Parade
GUILDFORD
GU2 9PB

Certificate Reference Number:
0250-0939-3599-8423-8002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

◀ **65** This is how energy efficient the building is.

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	77
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	92.77

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

66 If typical of the existing stock