

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

1 MINT STREET, GODALMING, SURREY GU7 1HE
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FREEHOLD INVESTMENT PROPERTY FOR SALE

at

**Regency House
6b Queen Street
Godalming, Surrey
GU7 1BD.**

Producing £20,400pa. Let to Midshires Care Ltd until 2027.



Description:

A late 20th Century built three storey steel frame and brick building comprising a ground floor E class unit with two residential flats over, sold on long ground leases.

Situation:

Located in the centre of Godalming, a prosperous small town, with all the main amenities, Waitrose, Sainsbury's etc. Waverley Borough Council Headquarters, Charterhouse School, all less than 4 miles from Guildford, 2 miles from the A3 (M25 junction 10) and about 30/40 minutes drive from Heathrow and Gatwick.

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Accommodation:

Ground Floor: 760sqft net useable area.

With wc's and air conditioning.

First and Second Floors, self contained 2 bed flats on each floor.

The Lease: Ground Floor let on fri terms for a period of 5 years from January 2022 at £20,000pax no vat, no break. Outside the 1954 Landlord and Tenant Act. Copy lease available upon request.

First and Second Floors: 125 year ground lease from 2015 at a current ground rent at £200 pa each.

Copy leases available.

Total income: £20,400pa.

EPC: Rating E expires 2023.

Rateable Value: £15,750.

Price: Offers around £300,000 stc no vat.

Viewing: By appointment with sole Agents Westwood and Company.

**Viewing Strictly by appointment with the Landlords sole agents
WESTWOOD AND COMPANY ON 01483 429393 Website www.westwoodandco.com**

The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected.

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract.

All negotiations should be conducted through
WESTWOOD AND COMPANY.