

COMMERCIAL PREMISES

Customer Parking in Front

500 sq ft (46 sq m) approx.

TO LET (NEW LEASE)



45 CHURCH ROAD • MILFORD • SURREY • GU8 5JB

LOCATION:

The premises are located in a prominent position within the Village of Milford being a short distance from the A3 (London to Portsmouth Road) and some 2 x miles from Godalming. Milford main line railway station is within 1/2 mile approx. A " NISA" General store is adjacent whilst the Local Doctors Surgery is opposite. Secrets Garden Centre is within walking distance.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131

w: www.gascoignes.com e : enquiries@gascoignes.com

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DESCRIPTION:

The premises are arranged on ground floor only extending to some 500 sq ft approx. Kitchenette and WC facilities are located to the rear. There is casual car parking provision to the front of the parade and a good size public car park opposite.

ACCOMMODATION: *(Floor areas are approx)*

500 sq ft
Kitchenette
WC facilities

TERMS:

The premises are available by way of a new lease for a term to be agreed.

RENT:

£18,000.00 per annum

VAT:

VAT is not applicable to the rental of this property.

BUSINESS RATES:

Rateable Value - £9,500.00 (Shop & Premises).
Rates payable - £4,740.00 per annum approx.

NOTE: Small Business relief might be applicable subject to status.

LEGAL COSTS:

Each party to bear their own Professional and Legal costs.

VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

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NOTE:

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