

# Westwood and Company

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

Website: [www.westwoodandco.com](http://www.westwoodandco.com)



## FREEHOLD CLASS E INVESTMENT FOR SALE

Williams Bakery  
Portsmouth Road  
Milford  
Surrey, GU8 5HJ



**Description:** A very prominent single storey Class E unit, recently taken by Williams Bakery as a bakery and café, fitted out to a high standard and let on full repairing terms for a period of 6 years from 25<sup>th</sup> June 2023 at an annual rent of £15,000 pax no VAT. The lease also provides for a tenant break each year giving 3 months' notice to expire on 25<sup>th</sup> June each year.

**Situation:** Located in a very prominent position, next to Tescos on the main Godalming to Milford Road. The A3 trunk road is about ¾ mile, Godalming about 2 miles, Guildford about 7 miles.

**Accommodation:**

<b>Description</b>	<b>Sq ft/ sq m (approx. measurements)</b>
Shop	475 / 44

**Outside:** One parking space included.

**The lease:** A six-year FRI lease from 25<sup>th</sup> June 2023 with a rent review after 3 years and tenant only break every year on 25<sup>th</sup> June. Rent passing £15,000 pax no VAT.

**Rateable Value:** £8100.00. qualifies for 100% small business rate relief, although we advise that you make your own enquiries with WBC.

**EPC:** C rating valid to 15<sup>th</sup> Dec 2027.

**Price guide:** £200,000 STC no VAT.

\*COPY LEASE AVAILABLE UPON REQUEST.

**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS  
WESTWOOD AND COMPANY ON 01483 429393**

**Important Note: 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. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.**

**1 MINT STREET, GODALMING, SURREY GU7 1HE Tel: 01483 429393**