

Westwood and Company

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

1 MINT STREET, GODALMING, SURREY, GU7 1HE. T. 01483 429393

www.westwoodandco.com

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MAIN ROAD MOTOR TRADE PREMISES

(WITH CONSENT FOR 5 RESIDENTIAL UNITS)
TO LET OR FOR SALE

Hubers Garage
Horsham Road
Shalford
Guildford
Surrey, GU4 8DQ



DESCRIPTION: A long-established motor trade property, currently trading as Hubers Garage and G D Browns Motorcycles, the property is a conventional industrial building with a mezzanine and some newer additions to one side. There is ample parking on site and 3 phase electricity.

SITUATION: Located on the main Horsham to Guildford Road approximately two miles south of Guildford town centre, overlooking Shalford Common and the cricket pitch. Shalford station is about 500 yards, the A3 trunk road is about 2 miles at Compton.



ACCOMMODATION:

Description		Approximate measurements in Sq ft and sq m
Ground floor	The ground floor is divided into showrooms, workshops and offices, in total approximately 4673 sq ft (434 sq m)	4673 / 434
First floor	Mezzanine divided into two areas.	1221 / 113
Total internal area		5894 / 548

RATEABLE VALUE: £33,250 pa

EPC: Rating D.

TERMS:

To let on a new Full Repairing and Insuring lease for a period to be agreed (rent upon application).

For sale on an unconditional basis, please note that there is current planning consent **23/P/02015** Guildford Borough Council. Offers invited.

**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.**