

Westwood and Company

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

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FREEHOLD RETAIL/CLASS E PREMISES WITH 2 BEDROOM MAISONETTE INCLUDED

**43 CHURCH ROAD
MILFORD
GODALMING
SURREY, GU8 5JB**



1039 sq ft (96sq m) of commercial space with good sized maisonette, over 700 sq ft(65sq m)

DESCRIPTION

A very rare opportunity to acquire freehold shop and flat together in a post war semi-detached brick built property under a pitched and tiled roof. The flat enjoys a separate entrance, gas central heating with easy local nearby parking.

SITUATION

The property is in a busy neighbourhood parade opposite the main car park and adjoining the local Coop. The Doctors Surgery is opposite. Milford is a prosperous village a couple of miles south of Godalming and under one mile from the A3 trunk road. Milford also has a main line station to Waterloo and Portsmouth.

ACCOMMODATION

Description	Approx. measurements	Approx. sq ft and sq m
Main shop	22'7 x 22'7	512 / 47.6
Outside stores and freezers		527 / 49
	Total approximate measurement	1039 / 96
Maisonette	Access via separate concrete and brick staircase to shared front door and communal hall. Front door to inner hall, sitting room, kitchen, bathroom and bedroom. Stairs to second floor: Large double aspect bedroom. Gas central heating.	No measurements

EPC

Commissioned

RATEABLE VALUE

£17000pa from April 2026

PRICE GUIDE

£490,000 STC (no VAT)

**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.