



STAR BARBERS



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CHARTERED SURVEYORS

35 Woodbridge Hill, Guildford, GU2 9AA
FOR SALE | 719 SQ FT (66.80 SQ M)

Location

The property occupies a mid-terrace position in a popular parade of shops within the Guildford suburb of Woodbridge Hill. It is located just off the A322 Worplesdon Road, 3km from Guildford town centre. The property is situated between the Post Office and Stretched & Fired and nearby occupiers include The Shahin, Coral Bookmakers and Co-Op.

Description

The property is a ground floor retail unit which comprises a large retail area and three ancillary rooms with flexible potential. There is also a large window frontage and is currently trading as a barbers.

Accommodation

Name	sq ft	sq m	Availability
Ground	719	66.80	Available
Total	719	66.80	

Price

£275,000

Rates & Charges

Rateable value: £9,400
Rates payable: £4,606 per annum

EPC

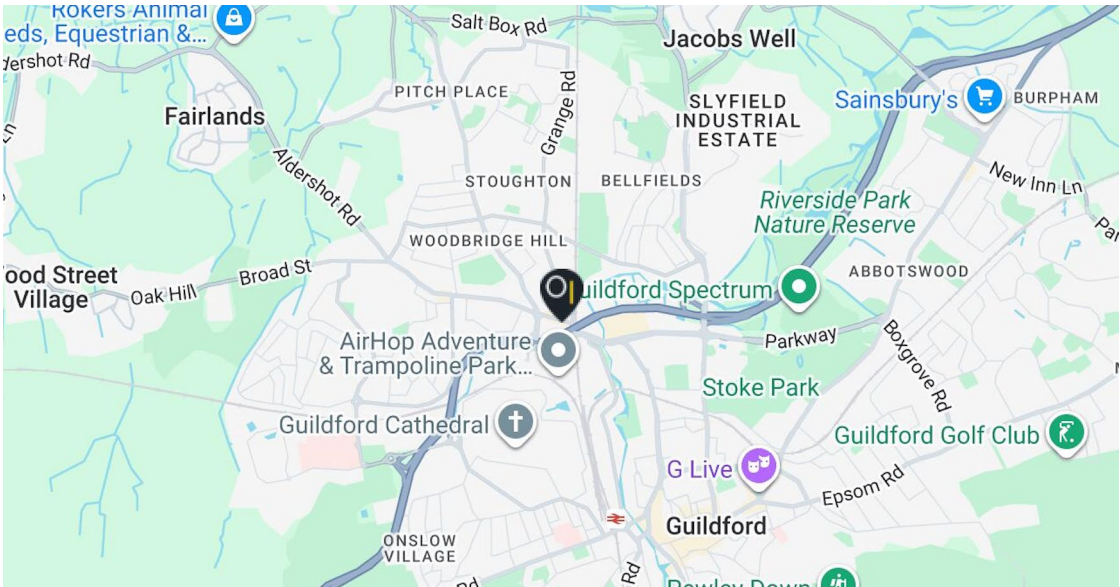
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Tenure

The existing lease runs to 27th March 2029 at £18,500 per annum with no further review. A new lease has been agreed with the same tenant from 26th March 2029 for a 13 Year term at £18,500 per annum with a break at 1st January 2034 and review at 10th Jan 2034

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

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