

**RETAIL UNIT
FOR SALE**



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84 THE STREET, TONGHAM, SURREY GU10 1AA

Ground Floor Lock-up Shop

Available with vacant possession

Located in Busy Local Parade

Significant residential development in surrounding area

61.3 sq m / 659 sq ft



Owen Shipp Commercial
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU
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Location

The subject property is located within the mail retailing pitch of Tongham, a small suburb to the West of Aldershot and East of Guildford, located just off the A31 and adjacent to the A331. The parade is considered to be a strong retail location with nearby operators include Nisa Local, The Curry House, The Orient and Good Taste Bakery.

The nearest train stations are in Aldershot (2.5 miles) and Ash (1.7 miles) with regular services between Ascot, Guildford, Reading and Redhill available.

Description

84 The Street is comprised of a retail unit on the ground floor and a residential flat above (sold off on a long leasehold interest).

The ground floor is currently fitted out for hairdressing and beauty treatments with laminate floor coverings and spot lighting throughout, with a mixture of painted walls and wallpaper finishes.

Accommodation

The accommodation is approximately as follows:

Retail	52 sq m / 560 sq ft
Kitchenette	5.1 sq m / 55 sq ft
WC	1.7 sq m / 18 sq ft
Storage	2.5 sq m / 26 sq ft
Total	61.3 sq m / 659 sq ft

Price

For sale: £175,000 (no VAT)

Legal Costs

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

Location



Internal



EPC

D - 84

Viewing

Strictly by appointment with the sole agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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