

COMMERCIAL PROPERTY

INDUSTRIAL / OFFICE SITE

FOR SALE OR TO LET

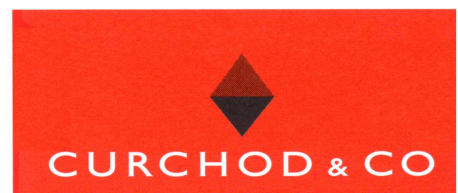
9,158 SQ FT (850.80 M²)




**108 MYTCHETT ROAD, MYTCHETT,
SURREY GU16 6ET**

Telephone: 01932 823614 Fax: 01932854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

Location:	For Sale:																														
<p>The property is situated in a prominent position fronting Mytchett Road (B3411) a short distance from its junction with Coleford Bridge Road which leads to the Coleford Bridge's access onto the A331 Blackwater Valley Relief Road. This gives direct access to Junction 4 of the M3 in a northerly direction or in a southerly direction to the A31 being the main route between Guildford and Farnham.</p> <p>The premises are situated in a predominantly residential area but there are a number of other commercial developments in the general area. The property benefits from having a large road frontage on a busy main road with access to an excellent road network.</p>	<p>All offers invited for the freehold interest.</p> <p>To Let:</p> <p>The property is available to let as a whole on a new full repairing and insuring leases for terms to be agreed at a rental of £50,000 per annum exclusive.</p>																														
Description:	Business Rates:																														
<p>The property comprises a rectangular level site of 0.5 acre (0.2 Hectare) with a frontage to Mytchett Road. The main office building area is arranged over two storeys providing for WC and Kitchen facilities. There are also three other small buildings which make suitable storage space.</p> <p>The main brick built warehouse is arranged in five principal areas all interconnected. The front yard has extensive hard standing providing for car parking, open storage and delivery.</p>	<p>Rateable Value: £ 38,250 UBR:48.5p in the £ (2009/10)</p> <p>Rates payable: £18,551.25 pa</p> <p>Legal Costs / VAT:</p> <p>Each party to bear their own legal costs.</p> <p>Prices are quoted exclusive of VAT which may be charged.</p>																														
Accommodation:	Viewing & Further Information:																														
<p>The property has been measured on the basis of net internal areas for the office and gross internal areas for the industrial, approximate dimensions are as follows:-</p> <table border="1" data-bbox="81 1541 751 1968"> <thead> <tr> <th></th> <th>sq ft</th> <th>m²</th> </tr> </thead> <tbody> <tr> <td colspan="3">Office Building</td> </tr> <tr> <td>Ground:</td> <td>675</td> <td>62.70</td> </tr> <tr> <td>First:</td> <td>557</td> <td>51.74</td> </tr> <tr> <td>Total:</td> <td>1,232</td> <td>114.44</td> </tr> <tr> <td>Rear extension:</td> <td>1,458</td> <td>135.48</td> </tr> <tr> <td colspan="3">Industrial Buildings</td> </tr> <tr> <td>5 principal areas:</td> <td>6,299</td> <td>585.18</td> </tr> <tr> <td>Additional buildings:</td> <td>169</td> <td>15.70</td> </tr> <tr> <td>Total</td> <td>9,158</td> <td>850.80</td> </tr> </tbody> </table>		sq ft	m ²	Office Building			Ground:	675	62.70	First:	557	51.74	Total:	1,232	114.44	Rear extension:	1,458	135.48	Industrial Buildings			5 principal areas:	6,299	585.18	Additional buildings:	169	15.70	Total	9,158	850.80	<p>Strictly by prior appointment through sole agents Curchod & Co. Contact Ian Oswin or Dave Gawne.</p> <div data-bbox="919 1541 1347 1774" style="text-align: center;">  <p>CURCHOD & CO</p> </div> <p style="text-align: center;">☎:01932 823610 ioswin@curchodandco.com dgawne@curchodandco.com</p>
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SUBJECT TO CONTRACT