

FOR SALE – Town Centre Investment

2-8 Milkhouse Gate, Guildford, GU1 3EZ

BK Bruton Knowles

est.1862

- Town Centre Location
- Great Nearby Amenities
- Mixed use Investment
- **Now Fully Let**

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LOCATION

Milkhouse Gate is located in the centre of Guildford, moments from the High Street and a few minutes' walk to the bus station and on to the mainline station. There is a multi-storey car park a few metres away with access to Sainsburys and the Thai Terrace. Other nearby occupiers include, The Ivy restaurant, Gail's Bakery as part of The Tunsgate Quarter development. The Castle grounds are close by.

Guildford benefits from excellent communication links with the A3 a short distance which links with the M25 Orbital motorway. Guildford is served by two train stations; Guildford and London Road which is approximately 35 minutes to London Waterloo.

DESCRIPTION

The property comprises a ground floor retail unit (Class E use) with two self-contained office suites on the first floor within a two storey building.

The property is fully let as a Tenancy schedule is provided below.

TENURE

The property is held freehold under the two following title numbers, SY552098 & SY552099.

RATES

According to the Valuation Office website the building has the following Rateable Values:

Description	Rateable Value
2 Milkhouse Gate	£9,900
4-6 Milkhouse Gate	£24,750
8 Milkhouse Gate	£9,700

ACCOMMODATION

	Use	Sq ft	Sq m
2 Milkhouse Gate	Office	572	5314
4-6 Milkhouse Gate	Retail	1,120	104,05
First Floor	Office	509	47.28
Total (NIA Approx.)		2,201	210.33

EPC

	EPC Rating	Valid Until
2 Milkhouse Gate	E125	April 2032
4-6 Milkhouse Gate	C56	October 2031
8 Milkhouse Gate	E119	May 2032

VAT

The property is registered for VAT and therefore VAT is applicable on all costs.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

SERVICE CHARGE

There is a comprehensive service charge to cover the costs of running and maintaining the common parts and structure of the building. The budget for the year ending 31st January 2023 is £20,650 per annum.

VIEWINGS & FURTHER INFORMATION

If you require any further information or would like to arrange a viewing, please do not hesitate to contact Bruton Knowles on the details provided.



Dorian Wragg – Partner

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Address	Tenant	Lease	Rent Review	Rental (pa)	Notes
First Floor 2 Milkhouse Gate	Barry Harpur	10 year lease expiring on 7 April 2029	8 April 2024	£9,450	Mutual break option on 8 April 2024, subject to 12 months' prior notice.
Ground Floor 4 Milk House Gate	Mr S Dyce T/A The Frame Centre	10 year lease from 9 February 2018 expiring on 8 February 2028	9 February 2023	£14,250	Tenant only break option on 9 February 2023, subject to 6 months' prior notice.
Ground Floor 6 Milk House Gate	Mr S Dyce T/A The Frame Centre	10 year lease from 12 June 2018 expiring on 11 June 2028	12 September 2023	£15,400	
First Floor 8 Milkhouse Gate	Sarah Thien & William Byles	5 year lease from 22 June 2022 expiring on 21 June 2027		£9,500	Tenant only break option on 22 June 2025, subject to 6 months' prior notice.
Total Income (PA)				£48,600	

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