

Owen Isherwood
CHARTERED SURVEYORS

Third Floor, Chapel House, Chapel Street, Guildford, GU1 3UH

FOR SALE | 503 SQ FT (46.73 SQ M)

Third Floor office premises sold with vacant possession.

- Central Guildford location close to the main High Street.
- Third Floor office premises.
- Shower and WC room already fitted, along with separate kitchen.
- Potential for conversion into residential use (subject to planning).
- Ample light throughout.
- Well-preserved period property amongst the low-rise Guildford skyline.








LG



Location

The premises are located on a side street just off the main High Street, being surrounded by retail, leisure and restaurant facilities.
The town itself benefits from ample public transport connections, with national rail services being a mere thirty minutes from London. The Guildford bus depot links to neighbouring towns throughout Surrey and nearby towns within Hampshire such as Woking, Aldershot and Haslemere. The A3 motorway runs through the town, which provides links northwards to nearby South London, and southwards to the coast and Portsmouth.

Description

A third floor office premises being sold with vacant possession, having previously been let under its current use. Internally, the premises are entered on the second floor with a small corridor and stairwell up to the third floor. This opens out into the internal corridor shower and WC fitted in the bathroom, and further along a kitchen and two office rooms. The premises are built within the eaves of the property, having ample light from windows facing East and Westwards.

Accommodation

Name	sq ft	sq m	Availability
3rd	503	46.73	Available
Total	**503**	**46.73**	

Price

£185,000 + VAT

Rates & Charges

Rateable value: N/A

EPC

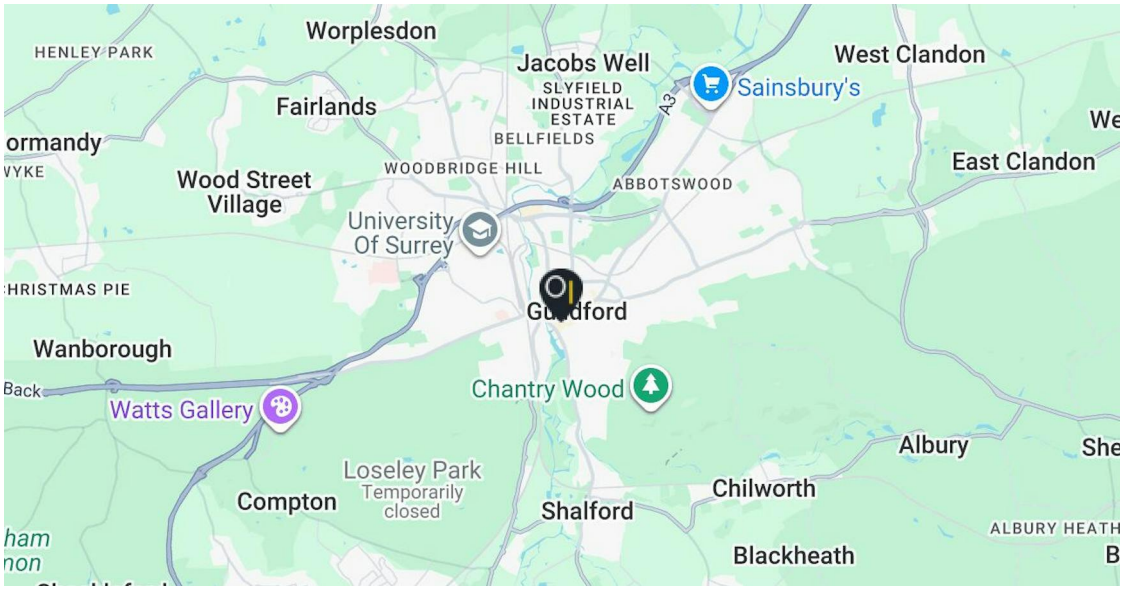
D (85)

Tenure

Long-Leasehold premises of 999 years beginning in November 2014.
A ground rent payable of £150pa until the year 2346.
A "fair and reasonable proportion determined by the landlord" of the Service Costs at the premises are also payable by way of Service Charge.

Legal costs

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







Contact

Kieran Morgan
T: 01483 300176
M: 07904377405
E: Kieran@owenisherwood.com

Alex Bellion
T: 01483 300176
M: 07971 756068
E: alex@owenisherwood.com

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