

FOR SALE

AN OUTSTANDING AND RARE OPPORTUNITY
TO ACQUIRE A PROMINENT BUILDING
IN THE CENTRE OF SHERE

Freehold Investment (Short Term) + Separate Plot To The Rear
With Development Scope (Subject To Planning)

2,089 sq ft (194 sq m) approx



CONCEPT HOUSE • THE SQUARE • SHERE • SURREY • GU5 9HG

LOCATION: The property is situated in the centre of the Village of Shere, a picturesque village nestling in the Surrey Hills Area of Outstanding Natural Beauty. Shere provides an assortment of Shops and Amenities including 2 Pubs, various eateries and is base for numerous walks throughout the area. Shere is situated just off the A246 being situated some 6 miles from Guildford to the West and some 12 miles to Dorking to the East.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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DESCRIPTION:

This is a rare opportunity to acquire a prominent Listed building in the centre of Shere - this is the first time this property has been on the open market for over 500 years. The property is currently arranged so as to provide ground floor Retail space in broadly open plan configuration with separately accessed first floor office accommodation. It is being sold with the benefit of off-road parking for typically 6 cars to the rear of the property with private access from Shere Lane.

The property has the benefit of a further area of land to the rear of approximately 580 square metres [0.15 acres] with the potential for erection of a small to medium detached house with parking and outside garden space subject to planning.

ACCOMMODATION: (All areas are approx.)

Ground floor	1,227 sq ft	[114 sq m]	<i>Comprising front/rear sales areas plus stores together with ancillary staff facilities.</i>
First floor	862 sq ft	[80 sq m]	<i>Comprising broadly open plan office space with ancillary staff facilities.</i>
Total	2,089 sq ft	[194 sq m]	

NOTE: There is an area of land to the rear which form part of the Freehold property being offered that could be used for parking or external storage which may also have scope for some form of development subject to obtaining the requisite consents and approvals. Plans as existing and schematics of development proposals have been commissioned by our clients and are available upon request.

TENANCIES:

The property is being offered with the possibility of vacant freehold possession [in Jan 2022] and offers a unique investment opportunity in one of the most visited villages in south-east England. The ground floor is presently let as a retail unit with a lease expiring on 31st January 2022 which is drawn outside the Security of Tenure provisions of The Landlord & Tenant Act 1954 (sections 24- 28). The first floor is presently let as office space by way of a lease that also expires on 31st January 2022 which is also outside the Security of Tenure provisions of The Landlord & Tenant Act 1954.

Additional information is available upon request.

TERMS:

The property is available **Freehold** subject to the existing tenancies as described.

PRICE:

We are seeking offers in the region of **£1,000,000.00** for the benefit of the Freehold interest in its entirety, alternatively, we may consider selling the rear plot separately.

VAT:

VAT is not applicable.

BUSINESS RATES:

The property assessments for Business Rates purposes are as follows:

Ground Floor described as 'Shop & Premises' - Rateable Value - £11,500.00

First Floor described as 'Offices & Premises' - Rateable Value - £7,300.00

LEGAL COSTS:

Each party to bear their own costs.

Other information:

Our Clients have commissioned architectural plans for development of the first floor with the inclusion of a small extension to the rear. **These plans, along with copy leases, existing floor plans and title information is available upon request.**

VIEWING:

Strictly by prior appointment through the **Sole Agents:**

Rod Walmsley
rod@gascoignes.com



Andrew Russell
andy@gascoignes.com

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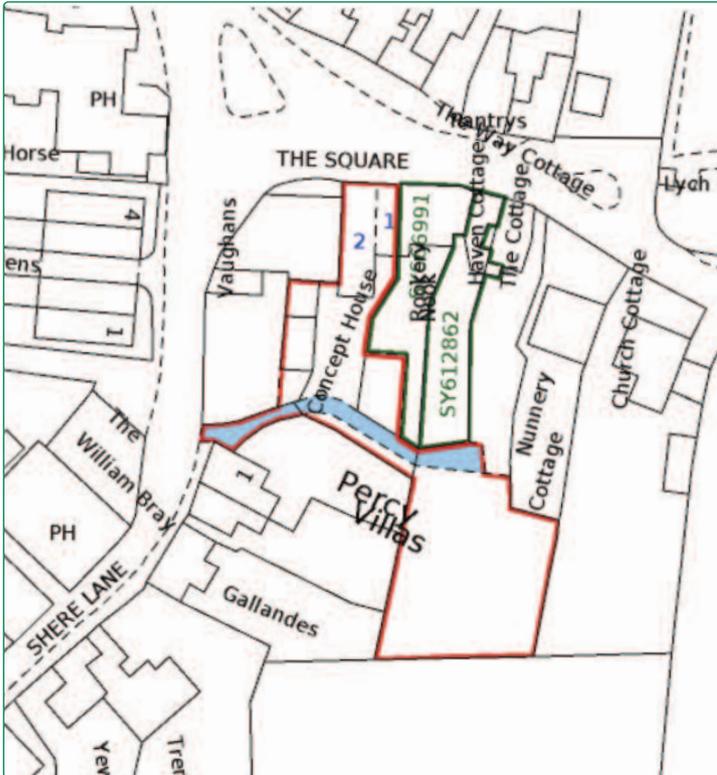
NOTE:

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*Extent of plot**



*Existing ground and first floor layouts**



** for illustrative purposes only.*

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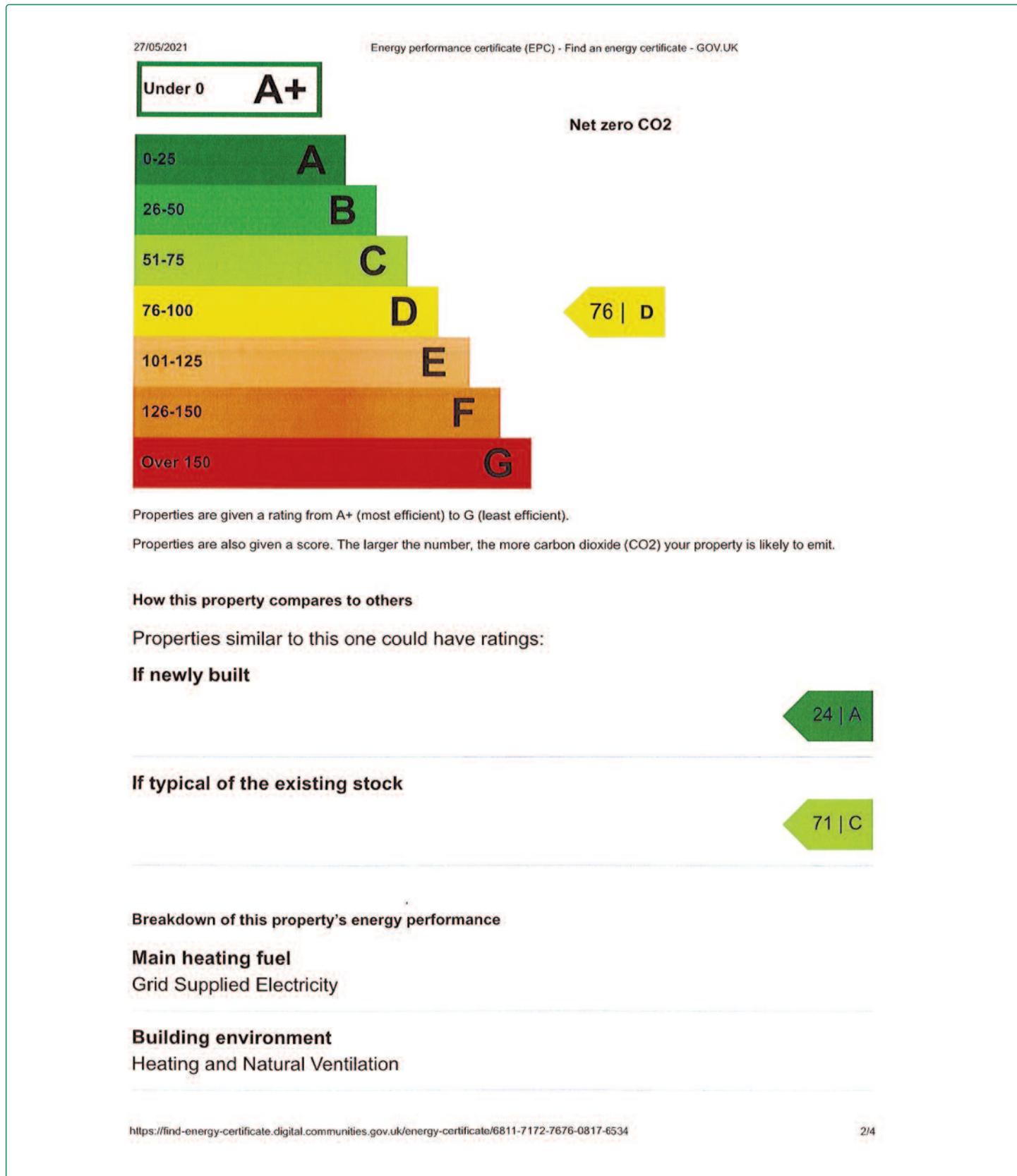
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EPC: Energy Performance Chart. *Valid until 24 May 2031.*



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