

SHOP & SELF CONTAINED FLAT
350 sq ft (32.51 sq m) approx + 1 x bedroom flat.
FREEHOLD FOR SALE



THE OLD BAKERY • 23A BOURNE ROAD • FARNCOMBE • SURREY • GU7 3NL

LOCATION:

The subject property is situated in a broadly Residential area albeit a short distance from Farncombe Village Centre which provides a reasonably good selection of shops, facilities and amenities. Godalming is situated approximately 2 x miles distant and offers a more extensive range of shopping facilities and amenities.

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DESCRIPTION: The property requires updating throughout but is reasonably well located and, would suit a variety of buyer 'types'. The ground floor accommodation comprises two distinct areas, a small front 'retail' area and an additional to the rear together with Kitchen and WC facilities. There is a small courtyard area to the rear.

ACCOMMODATION: *Please note: All sizes quoted are approximate:*

Ground floor 350 sq ft (2 rooms)

Front Room 4.40m x 9.14m

Rear Room 3.80m x 3.40m

Kitchen and WC facilities

Separate (external) access to a self-contained, first floor apartment comprising:

Kitchen 2.92m x 3.38m

Bathroom with WC/bath/shower and hand basin.

Front Room 4.46m x 3.38m

Rear Room 3.84m x 3.41m

TERMS: The property is available For Sale on a Freehold basis with full vacant possession upon completion of legal formalities.

PRICE: **£325,000.00 FREEHOLD.**

EPC: Rated 'D' - see attached.

VAT: VAT will not apply to the purchase price.

RATES/COUNCIL TAX: The property is situated in Waverley Borough Council but does not appear to have a dedicated assessment for the property as a whole or for either the shop or flat. Applicants are advised to make their own enquiries.

LEGAL COSTS: Each party to bear their own professional and legal costs.

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



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NOTE:

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Energy rating and score

This property's energy rating is G. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F		
1-20	G	13 G	

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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