

**FOR SALE FREEHOLD**  
**OFFICE INVESTMENT**

Might suit Owner Occupiers/Investors/Speculators/Developers  
Area 2,780 sq ft approx.



**RIO HOUSE & RIO COTTAGE • HIGH STREET • RIPLEY • SURREY • GU23 6AE**

**LOCATION:** Ripley Village is an historic and sought-after village in Surrey popular with all walks of life: families, young professionals and downsizers alike. The village of Ripley is said to have the largest Village Green in England (approximately 65 acres) and benefits from a fantastic selection of award-winning café's, shops, pubs and restaurants. Pinnocks Coffee House on the High Street has been awarded Best Coffee Shop in Surrey. For something more relaxed there is also a wide selection of local pubs to choose from.

Ripley enjoys superb access to both the A3 and M25 motorways with both Gatwick and Heathrow airports within easy reach keeping this ever-popular village well-connected and in demand.



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**LOCATION ctd:** Woking Station (4 ½ miles) offers a regular service to London Waterloo with trains approximately every 7 minutes and journey time of approximately 22 minutes. Alternative services are provided from West Clandon and East Horsley with trains to London Waterloo arriving within one hour.

**DESCRIPTION:** The subject properties are Listed (known as Rio Cottage and Rio House) and are situated in a designated Conservation area and has a varied and interesting history having been used as retail premises, a café and light Industrial use albeit historically it would appear that the properties were originally built as domestic dwellings.

Our Clients family acquired the property in the early 1980's and continued to use the front section as offices and stores whilst in the early 2000's new offices were developed to the rear, the accommodation is now arranged to provide 6 office suites, 2 of which are self-contained whilst 4 of the suites share kitchen and WC facilities.

**POTENTIAL:** The property offers scope to continue to be used as offices or perhaps Residential (2 x cottages/apartments) subject to obtaining the requisite planning consents/approvals.

<b>ACCOMMODATION:</b> (all areas net and approx)	Size (sq ft)	Annual Income (£)	
Office 1a	200	4,500.00	
Office 1b	115	2,600.00	(currently vacant)
Office 2	895	20,000.00	
Office 3	465	9,000.00	(currently vacant)
Office 4	410	8,000.00	
Office 5	695	15,250.00	
<b>Total</b>	<b>2,780</b>	<b>59,350.00</b>	

**INCOME:** Up until recently the gross annual income was £59,350.00 in addition to which all tenants pay a service charge. As at now, two of the suites are vacant and are available to lease at rents of £2,600.00 and £9,000.00 per annum respectively.

**NOTE:** Copy Leases and EPC's are available upon request from the selling agents.

**PRICE:** **£795,000.00 Freehold subject to the existing Leases.**

**VAT:** The property is elected for VAT.

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

**RATES:** Guildford Borough Council.

**VIEWING:** The premises are available to view strictly by prior appointment only through the **Sole Agents.**



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