



UNIQUE OPPORTUNITY

TO ACQUIRE AN OFFICE/BOLT HOLE IN THE CENTRE OF GUILDFORD

999 YEARS LEASE (Virtual Freehold)



35 SCHOLARS COURT

CHERTSEY STREET • GUILDFORD • SURREY • GU1 4HD

LOCATION:

The premises are located in Guildford Town Centre within easy walking distance of the High Street where all of the multi-national retailers and Banks are located. Guildford is a bustling Town, with a wide selection of retailers, restaurants, cafes and bars and the property benefits from being located approximately 15 minutes' walk away from Guildford Main Line Station, with London Road Station no more than 10 minutes away.

London can be reached in 40 minutes by rail and there is an excellent road network to both the A3 and M25 (J10), some 7 miles distant.

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

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- DESCRIPTION:** The ground floor office premises which in our view would suit an office user (Financial Advisor/Accountant/Architect/Surveyor/other professional), are accessed through an impressive private gated residential development and has the benefit of a Smart Car/Motor Cycle space in the parking area to the rear of the development, together with a self-contained storage area immediately adjacent to the demised small courtyard reached via the back door.
- The office is fully fitted out for immediate occupation with a variety of wall units and cupboards etc., for storage, together with a fully fitted kitchen.
- ACCOMMODATION:** The property currently comprises of the following accommodation. Please note that the sizes quoted are approximate:
- Office: Approx: 70 sq ft (6.50 sq m)
Kitchen: Approx: 72 sq ft (6.69 sq m)
WC/Shower: Approx: 32 sq ft (2.94 sq m)
- Subject to landlord's approval, it may be possible to improve the space into an open plan office at very little cost, which in our view would enhance the premises in this respect.
- TENURE:** The premises are offered for sale at the figure of £150,000.00 on the basis of a new 999 Years Lease term on Completion, together with a peppercorn annual rent of £50.00 and a diminimus Service Charge to cover a contribution towards building insurance and sinking fund to allow for future external works and decorations etc.
- VAT:** The premises are not elected for VAT.
- LEGAL COSTS:** Each party to bear their own professional and legal costs in any transaction .
- BUSINESS RATES:** Rateable Value: Not yet assessed
- Rates Payable: In our view the rates liability will be NIL as they will fall under small Business Rate Relief
- VIEWING:** The premises are available to view strictly by prior appointment through the Sole Agents:



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NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4336372.