

TOWN CENTRE



FREEHOLD

SUPERB, SELF-CONTAINED TOWN CENTRE OFFICE BUILDING

FREEHOLD FOR SALE

807 sq ft (75 sq m) approx.



50 QUARRY STREET • GUILDFORD • SURREY • GU1 3UA

LOCATION:

The subject property is situated in Quarry Street in the heart of The Town Centre within a three-minute walk of the High Street which provides an extensive range of shops, Restaurants and amenities. Additionally, the property is a short distance from Guildford mainline railway station which provides a regular service to London (Waterloo) in 38 minutes approximately. Road communications are good with access to the A3 (London to Portsmouth Road) some 1½ miles distant (Southbound) and whilst the Northbound access is some 2 miles distant. The M25 (Junction 10) is some 7 miles distant. Guildford is the main commercial and administrative centre of Surrey with a district population of 143,600 (2021 census) whilst the Town Population is circa 77,000 (2011 census). Guildford is the main Employment hub for the area.

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DESCRIPTION:

The subject property is arranged to provide a 4-storey building (the 2nd floor has been sold off) and comprises a former Town house dating from the 17th Century with circa 18th Century front but altered in the 20th Century and now in commercial (office) use. The property is of timber frame and brick construction beneath a pitched and plain tile covered roof. Internally the premises are well presented, arranged to provide broadly open plan ground floor office space with a floor to ceiling height of 2.75m together with a well-appointed kitchenette and both male and female WC facilities to the rear, additionally there is a first floor office area accessed via an internal staircase currently arranged in 2 x distinct sections, the main office being located to the front of the building overlooking Quarry Street. There is also a basement which is presently used for storage.

The premises have been tastefully fitted out with plastered and painted walls, exposed timber columns and beams, carpeting throughout, feature lighting spot and wall lighting and gas fired central heating via wall-mounted radiators. Fire alarm and Intruder alarm systems have also been installed.

ACCOMMODATION: *(all areas are reported in sq metres (sq ft) being Net Internal and approx.)*

Basement

Storage 14.50 sq m

Ground Floor

Main Office (front) 20.67 sq m

Office (rear) 9.50 sq m

Kitchen -

Utility Room/Store -

Male & Female WC facilities

Stairs to first floor

Front Office area 20.70 sq m

Rear Office area 9.67 sq m

Total (Net) 60.54 sq m (651sq ft) + Basement

PARKING:

Time limited car parking is available in Quarry Street but plentiful car parking is available in either Milbrook, Castle multi-storey or Tunsgate car parks.

See over>

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- TERMS:** The property is available **FOR SALE ON A FREEHOLD BASIS** with full vacant possession.
- PRICE:** **£295,000.00**
- VAT:** The premises are not elected for VAT.
- EPC:** Details upon application.
- LEGAL COSTS:** Each party to bear their own Professional and Legal costs.
- BUSINESS RATES:** Local Authority: Guildford Borough Council.
Description: 'Office & Premises'.
Rateable Value: £14,250.00.
Rates Payable: £7,111.00 per annum approx.
- VIEWING:** Strictly by prior appointment through the **Sole Agents:**



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NOTE:

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