

**SELF-CONTAINED PERIOD OFFICE (CLASS E)
+ PLENTIFUL ON-SITE CAR PARKING**

2,500 sq ft (213 sq m) Approx.

FOR SALE OR TO LET (NEW LEASE)



79 PORTSMOUTH ROAD • GUILDFORD • SURREY • GU2 4BX

LOCATION:

The property is situated in a prominent position fronting the Portsmouth Road approximately ¼ mile outside Guildford Town Centre. The property is thus well-located for the main road network including the A3 (London to Portsmouth Road) and the A31 whilst Guildford Main-Line Station is within a 5-x minute walk and provides fast, regular services to London (Waterloo) and Portsmouth.

Guildford offers an array of shops, restaurants, sports and leisure facilities whilst there is an outstanding range of schools in the area including The Royal Grammar School (RGS), Guildford High School, Tormead, Guildford County School in addition to further education facilities provided by Surrey University and Guildford College of Further and Higher Education.

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DESCRIPTION:

The subject property comprises a Grade II Listed building dating from the early 19th Century. Being of rendered brick construction beneath a hipped and pitched slate covered roof. The property is arranged over three floors and extends in total to some 1,880 sq ft of net useable accommodation. The premises are arranged principally in cellular format with five offices on the ground floor including kitchen / WC facilities and a rear extension. There are six offices to the first floor, also with a kitchen facility. Also, there is a small basement/lower ground floor storage area.

The offices are presently presented in fairly basic format with carpeted floors, plastered and painted internal walls, kitchen facilities, ground and first floor gas-fired central heating via wall mounted radiators. To the outside there is a small front garden and a large rear garden, presently providing car parking for some 6/8 cars.

ACCOMMODATION: (All areas are Approx.)

Ground floor

First floor

Basement

Total **215 sq m (2,314 sq ft) approx.**

Outside: Small front garden and large garden the rear currently configured as a car park (6/8 cars).

LEASE:

The property is available to purchase or to lease subject to terms.

PRICE/RENT:

£1,250,000.00 Freehold. Alternatively, the property is available to lease at a rent to be agreed.

VAT:

All prices, outgoing and rentals referred to within these details do not include VAT, which may be chargeable.

BUSINESS RATES:

The property is described as 'Offices and Premises' and is assessed as follows:
Rateable Value: £31,500.00

SERVICE CHARGE:

The property has an Energy Rating of C. (Certificate Number: 9996-3010-0752-0290-6121).

LEGAL COSTS:

Each party to bear their own legal costs.

VIEWING:

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



Andrew Russell or Rod Walmsley
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NOTE:

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