

PRICE REDUCTION



RESIDENTIAL DEVELOPMENT
OPPORTUNITY

**SELF-CONTAINED OFFICE/
CLASS 'E' PREMISES
FOR SALE**

1,000 sq ft (93 sq m) GIA



**COLLINGRIDGE HOUSE • ONE ANGEL COURT • HIGH STREET
GODALMING • SURREY • GU7 1DT**

LOCATION: The property is situated just off Godalming High Street close to an assortment of multiple retailers including Café Nero, WH Smiths, Boots The Chemists and Holland & Barrett, furthermore, both Waitrose and Sainsbury's are located in the town itself.

Godalming is a prosperous town in the county of Surrey with good access to Guildford and the A3 with the M25 (junction 10 – Wisley) some 8 miles beyond. Godalming mainline station is within walking distance and provides a regular service to London (Waterloo) in approximately 50 minutes. Heathrow and Gatwick airports are located approximately 35 miles from the town.

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DESCRIPTION: Currently the property comprises a self-contained detached office arranged over two floors and located just off the High Street in the centre of Godalming with scope for conversion into either apartments or a single dwelling. The premises benefit from a mix of open plan and private office/room areas together with kitchen and WC facilities.

ACCOMMODATION: The property currently comprises the following accommodation.
Please note the sizes quoted are approximate.

Ground Floor:

Room 1: 4.5m x 5m = 22.5 sq. m (245 sq. ft.)
Room 2: 3m x 6.5m = 19.5 sq. m (210 sq. ft.)
W/C Cloakroom 1: Not measured
W/C Cloakroom 2: Not measured
Tea Station/Kitchenette: Not measured

1st Floor:

Open Plan: 4.5m x 7.5m = 33.75 sq. m (365 sq. ft.)

TENURE: The premises are offered for sale on a Freehold basis with full vacant possession.

PRICE: **£300,000.00**

VAT: The premises are not elected for VAT.

BUSINESS RATES: Rateable Value: £9,500.00
Rates Payable: Small Business Rate Relief subject to status.

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

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



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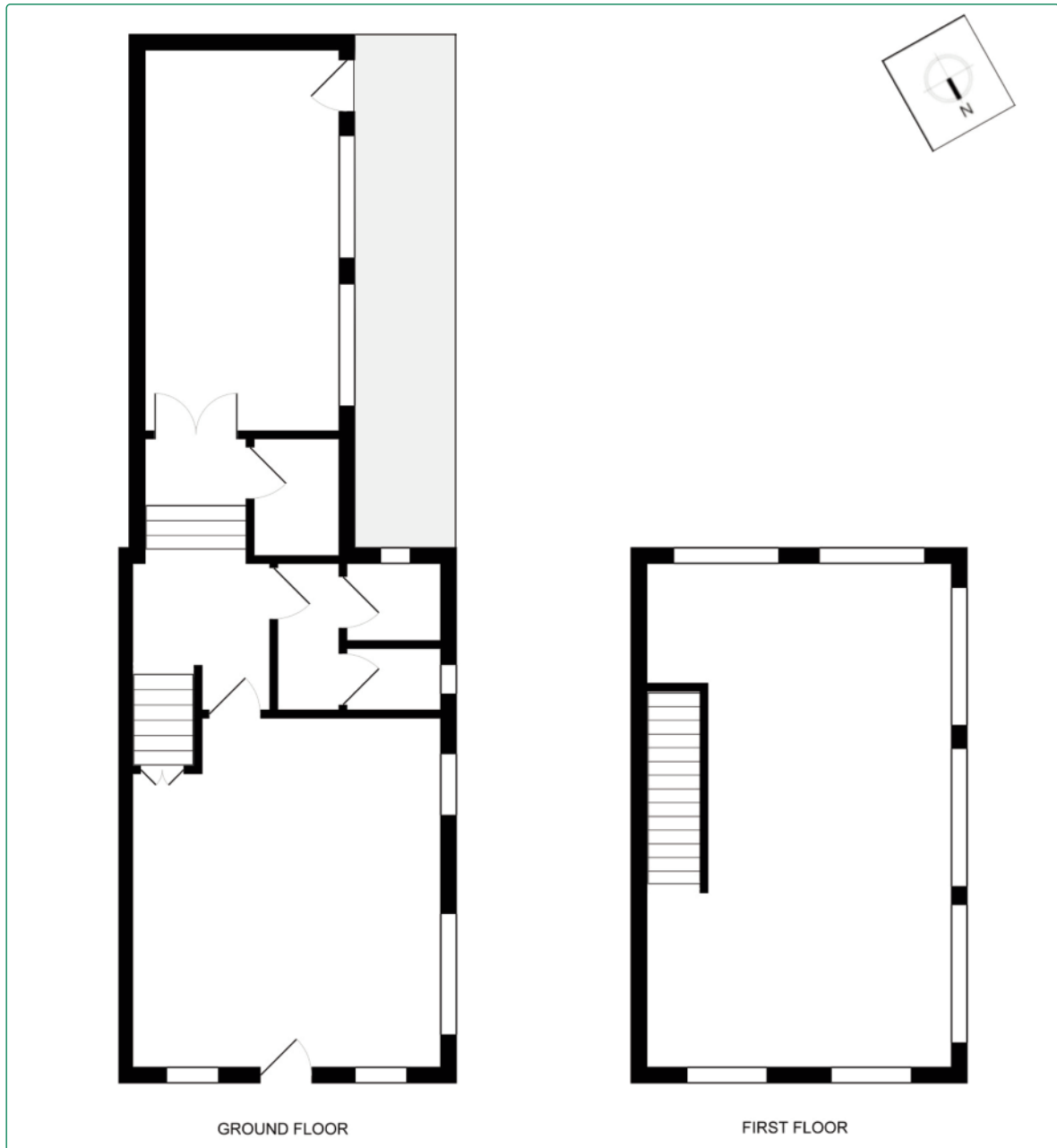
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NOTE:

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Floor Plan: 1 Angel Court, Godalming, GU7 1DT

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