

## **FOR SALE FREEHOLD**

### **B1/STUDIO PREMISES**

(with permitted development for conversion to Residential units  
and planning consent for a B1(Office) extension

**Might suit Owner Occupiers/Developers/Builders/Speculators**

**Area 3,315 sq ft (308 sq m) approx.**



**THE CHARCOAL HOUSE • BLACKSMITH LANE • CHILWORTH • GUILDFORD • SURREY • GU4 8NQ**

#### **LOCATION:**

The premises are located in the village of Chilworth, just off the A248 (New Road to Dorking Road); approximately 2 miles from Guildford Town Centre, which in turn provides good shopping, recreational and leisure facilities. The A3 (London to Portsmouth Road) is approximately 5 miles distant, which gives access to the M25 (Junction 10, Wisley).

Chilworth railway station is within 1 mile whilst Guildford main railway station provides a regular service to London (Waterloo) in approximately 35 minutes. Both Heathrow and Gatwick airports are within 30 miles.

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**DESCRIPTION:**

The property has been altered and adapted over many years and now comprises some 3,300 sq ft of office/studio accommodation, the main office element being arranged over 2 x floors together with a single storey entrance reception foyer and an adjacent workshop/store. The offices are reasonably well appointed providing bright and airy open plan space. Additionally, there are Kitchen and separate Male/Female WC facilities together with car parking directly to the front of the building.

The main building is of brick construction beneath a barrel-vaulted curved roof adjacent to which is a single storey building being of brick construction beneath a pitched corrugated roof. The building is thought to have formed part of a larger complex which historically formed part of the Chilworth Gunpowder Works which was established in the area during the early 17th Century.

**ACCOMMODATION:** (all areas gross and approx)

Ground Floor Entrance/Reception/Office: 2,368 sq ft (220 sq m)  
First Floor Office: 947 sq ft (88 sq m)  
**Total 3,315 sq ft (308 sq m)**

**AMENITIES:**

- Kitchen & WC facilities
- Plentiful Car Parking and landscaped courtyard
- Planning consent approved for an Office extension
- Permitted Development approved for conversion in to 3 x Residential units
- 3 phase electricity

**PLANNING:**

The subject property is not Listed but it is located in a Conservation Area; it is also located in an Area of High Industrial Archaeological interest.

Prior notification for a change of use from B1(A) Office to C3 (Residential) consisting of 1 no 2 bed and 1 no 5 bed dwellings was approved in February 2017.

Additionally, planning consent was granted for a two-storey office extension following the demolition of an existing single storey extension together with external alterations in May 2018.

**PRICE:**

**£750,000.00 Freehold with full vacant possession**

**VAT:**

The premises are/are not elected for VAT

**RATES:**

Rateable Value - £10,750.00 per annum

NOTE: Given the Rateable Value is less than £12,000.00, small Business relief might be possible.

**LEGAL COSTS:**

Each party to bear their own professional and legal costs.

**VIEWING:**

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



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