

**DEVELOPMENT/
INVESTMENT**

FREEHOLD



FOR SALE FREEHOLD

2 x 3 STOREY OFFICE BUILDINGS

SUITABLE FOR OWNER OCCUPATION OR DEVELOPMENT

With on-site car parking and an application pending for conversion of the existing buildings in to 6 x apartments

Existing Net Office Area 3,792 sq ft (352.32 sq m) approx



LAMMAS GATE • 82 & 82A MEADOW • GODALMING • SURREY • GU7 3HT

LOCATION: The property is situated just on the outskirts of Godalming a small prosperous Surrey town about 37 miles south-west of London. Lammas Gate is situated on the Eastern side of Meadow (A3100) in a mixed-use area lying about $\frac{3}{4}$ of a mile north east of Godalming town centre and some 4 miles south of Guildford. Godalming is a popular Residential and Business district with a number of shops and offices in the immediate area together with some new residential development close by.

The property is well located for access to the A3 (London to Portsmouth Road) and hence the M25 Orbital Motorway (Junction 10 is 6 miles distant) whilst being well located for access to Central London and both Heathrow and Gatwick Airports.

Godalming Railway Station provides a regular service to London (Waterloo) via Guildford Main Line Station in approximately 40 minutes. Additionally, Farncombe Station also provides a regular service to Guildford and London. In addition, there is a good range of both public and private schools locally including Charterhouse School in Godalming the Royal Grammar School in Guildford.

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DESCRIPTION:

The subject buildings comprise 2 x linked 3 storey offices of brick construction beneath a pitched tile roof arranged over 3 x floors. The offices are reasonably well appointed and benefit from reasonable natural light, double glazing, kitchen and WC facilities and car parking to the rear. The Offices might suit Owner occupiers or Investors who might want to occupy in part and let out surplus space, alternatively the property may well suit Developers/Builders with a view to Residential conversion in to 6 x apartments or indeed some other form of Residential concept subject to obtaining the requisite planning consents and approvals.

ACCOMMODATION:

The accommodation is arranged to provide the following approximate floor areas:

Ground Floor	122.67 sq m
First Floor	108.41 sq m
Second Floor	122.20 sq m
Total:	352.32 sq m (3,792 sq ft)

NOTE: To the rear there is car parking for some 8 cars.

TOWN PLANNING:

The existing building is currently configured and was most recently used as Offices. An application has however recently been submitted to Waverley Borough Council for the conversion of the existing buildings to provide 6 x self-contained apartments comprising 4 x 2- bedrooms and 2 x 1-bedroom units with the proposed sizes as follows: The proposed Gross Internal Area (GIA) of each flat as per the application drawings are as follows:

Ground Floor: (2 no. 2 person 1 bedroom flats)

Flat 1:	55.50 sq m
Flat 2:	53.40 sq m

First Floor: (2 no. 3 person 2 bedroom flats)

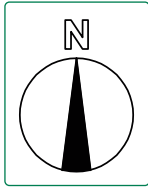
Flat 3:	62.90 sq m
Flat 4:	60.90 sq m

Second Floor: (2 no. 3 person 2 bedroom flats)

Flat 5:	63.00 sq m
Flat 6:	61.20 sq m

TOTAL: 356.90 sq m

NOTE: Plans of existing and proposed are available upon request.



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- TENURE:** The property is For Sale Freehold with full vacant possession.
- PRICE:** **£750,000.00**
- VAT:** VAT is applicable.
- BUSINESS RATES:** As an existing office the building has a Rateable Value of: **£32,250.00**
- SERVICE CHARGE:** To be advised.
- LEGAL COSTS:** Each party to bear their own professional and legal costs.
- VIEWING:** Strictly by prior appointment through the **Sole Agents**.



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