

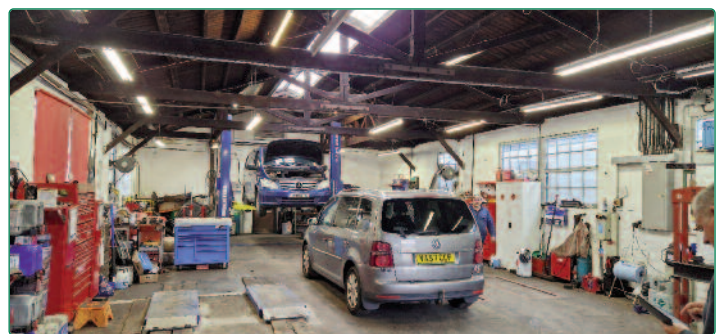
DEVELOPMENT POTENTIAL  
SUBJECT TO PLANNING

FREEHOLD



# LONG ESTABLISHED BUSINESS GARAGE & WORKSHOP PREMISES FOR SALE - FREEHOLD

*Comprising circa 3,000 sq ft approx. on 1/3rd Acre*



**WEST HORSLEY MOTOR WORKS LTD**  
**208 THE STREET • WEST HORSLEY • SURREY • KT24 6HS**

## LOCATION:

The property is located with frontage to The Street, a short distance from the centre of West Horsley, which provides essential local facilities and amenities, whilst being some 4 x miles to the east of Guildford town centre.

The property is well located for road access and is a short distance from Horsley mainline railway station, which provides a regular commuter service to London ( Waterloo ).

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**  
**T: 01483 538131**

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**DESCRIPTION:** The subject premises comprise a former petrol station probably dating from the inter-war period, we understand that petrol sales ceased in the 1980s.

The current owners now operate the premises as a Vehicle Workshop and MOT servicing centre together with an external vehicle display area for car sales. The site also benefits from reasonably extensive roadside frontage. The site extends to some 1/3rd of an acre approx.

Overall, the buildings comprise a rudimentary assortment of single storey buildings, ideally suited for vehicle servicing, MOTs and repairs

**ACCOMMODATION:** *All areas are approximate:*

**Vehicle Servicing area**

**MOT/ Vehicle inspection area**

**Main Office**

**Office**

**Total floor area: 3,000 sq ft approx.**

**EPC:** The property has an EPC rating of (F).

**ASBESTOS REPORT:** Available upon request.

**TERMS:** The long established West Horsley Motors Works Ltd. business, together with the entire Freehold site is being offered **For Sale** on the open market for the first time in many years. The site is available **Freehold** with full vacant possession upon completion - further details regarding the business are available upon request.

**PRICE:** **£1,750,000.00** for the Freehold interest together with the Business and certain fixtures and fittings (to be agreed).

**VAT:** We are advised that VAT is not applicable to this transaction.

**BUSINESS RATES:** Guildford Borough Council  
Description: 'Vehicle Repair Workshop & Premises'  
Rateable Value: £11,750.00  
**NOTE: Prospective purchasers may benefit from small Business Rates relief.**

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

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



Andrew Russell      Rod Walmsley  
*andy@gascoignes.com      rod@gascoignes.com*

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**NOTE:**

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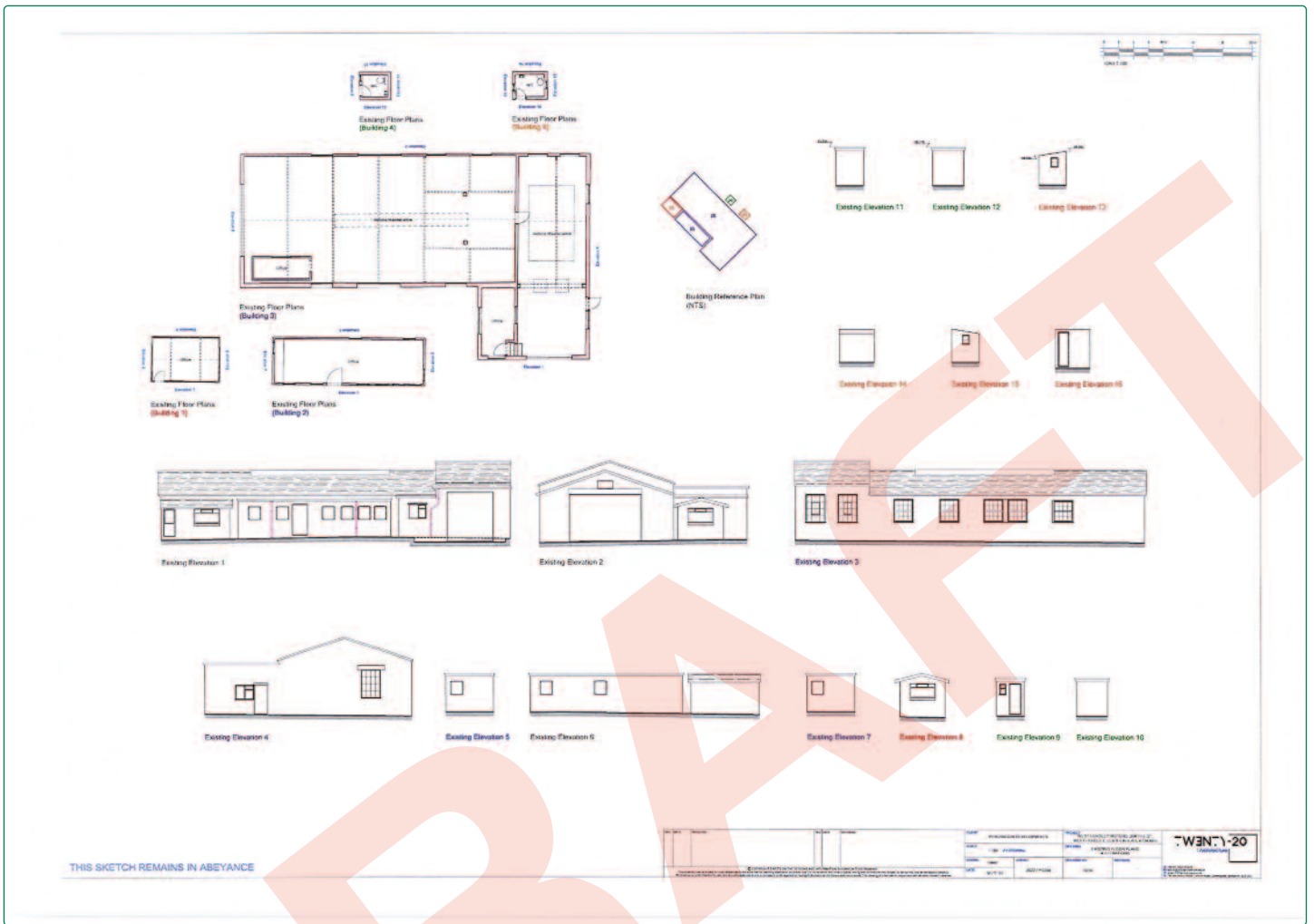


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