

SELF CONTAINED OFFICE
WITH RESIDENTIAL SCOPE

Gascoignes
CHARTERED SURVEYORS
TEL: 01483 538131
www.gascoignes.com

OUTSTANDING EDGE
OF VILLAGE GREEN POSITION

**ATTACHED CHARACTER BUILDING
FRONTING WONERSH GREEN - CLASS E
FOR SALE - FREEHOLD**
1,313 sq ft (122 sq m) approx.



NOS 1&2 THE COMMON • WONERSH • NR GUILDFORD • SURREY • GU5 0PJ

LOCATION:

The property is situated in the centre of Wonersh, a small village located some 4 x miles from Guildford and a similar distance from Godalming. There are plentiful facilities and amenities in the village including a well established and popular Pub, local Store and Chemist whilst more extensive shops and facilities are available in nearby Bramley and Shalford. Road communications are good with access to the A3 (London to Portsmouth Road) at Guildford and hence the national motorway network via the M25 (Junction 10 - Wisley).

Shalford railway station, approximately 1½ miles to the north whilst Chilworth station is within 2 miles.

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DESCRIPTION:

The accommodation is presently arranged in 2 x distinct areas:
No.1 The Common: comprises ground floor Office space and Stores together with WC facilities and an internal access to first floor office accommodation arranged in 2 x separate areas, in total the area extends to some 922 sq ft. Externally there is a rear yard which currently houses 2 x large steel containers.

No.2 The Common: comprises reasonably well appointed office accommodation arranged in 2 x distinct areas extending in total to some 390 sq ft approx.

NOTE: Approval for conversion of the existing building so as to provide a single Residential dwelling has also been obtained - see attached plans.

ACCOMMODATION: *(all areas are approximate).*

No. 1 The Common:

Ground Floor

First Floor

Total **922 sq ft (86 sq m) approx.**

No. 2 The Common: Ground Floor only.

Front Office

Rear Office

Total **391 sq ft (36 sq m) approx.**

Grand total **1,313 sq ft (122 sq m) approx.**

TERMS:

The property is available on a Freehold basis with full vacant possession upon legal completion.

PRICE:

£375,000.00 Freehold

RATES:

Rating assessment: Waverly Borough Council.

VAT:

VAT will not apply to the agreed sale price.

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

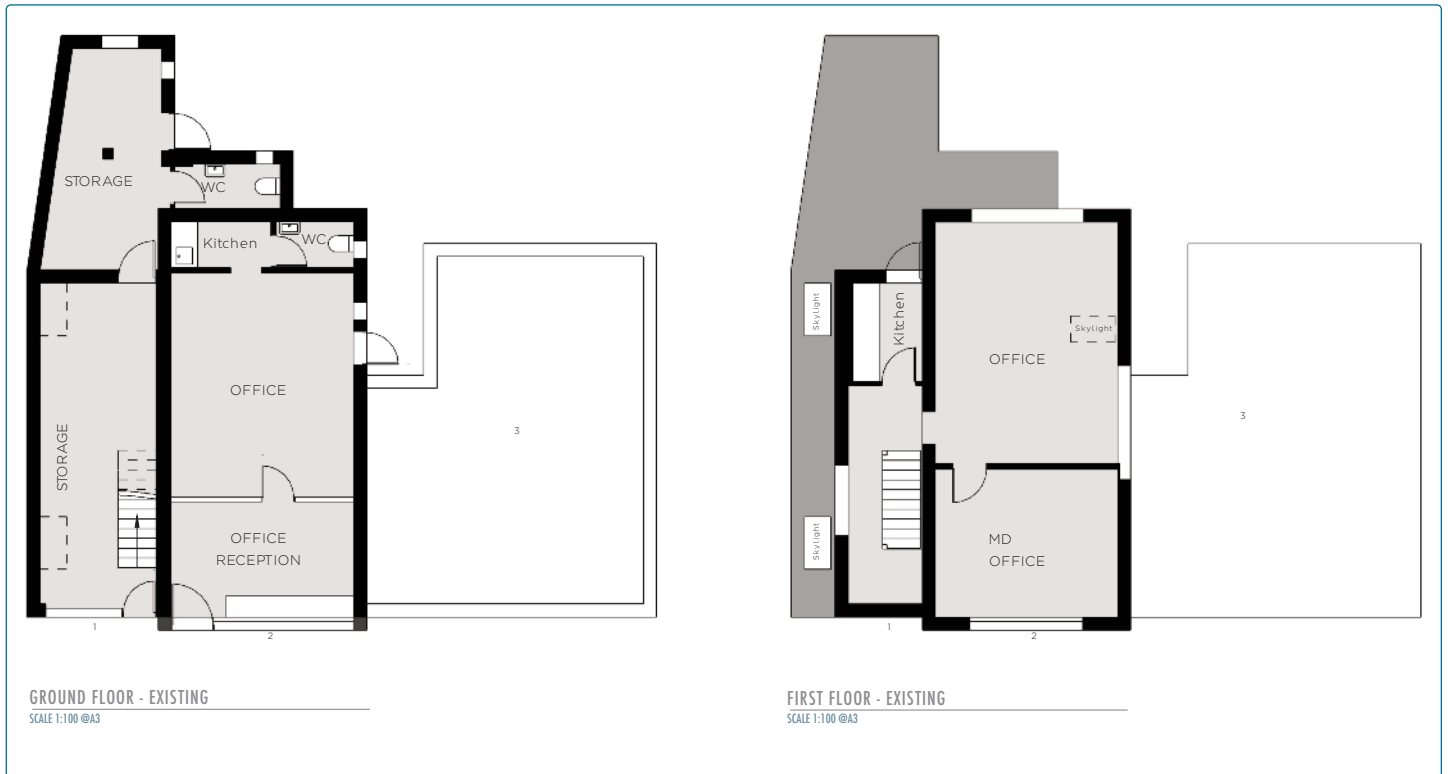
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NOTE:

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No. 1 The Common: Plans.



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