

**PLANNING APPROVAL
FOR CONVERSION**

FREEHOLD



**OUTSTANDING AND RARELY AVAILABLE TOWN CENTRE OPPORTUNITY
SUITABLE FOR EITHER OWNER OCCUPATION, DEVELOPMENT OR INVESTMENT**

FOR SALE FREEHOLD

DETACHED SELF-CONTAINED OFFICE BUILDING

**ON-SITE CAR PARKING FOR 6/7 CARS & APPROVAL FOR CONVERSION IN TO
5 x SELF-CONTAINED RESIDENTIAL APARTMENTS**

4,337 sq ft (403 sq m) approx.



NO. 1 LOWER SOUTH STREET • GODALMING • SURREY • GU7 1BZ

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

Telephone: 01483 538131

w: www.gascoignes.com e : enquiries@gascoignes.com

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Front elevation



Side elevation

LOCATION:

The property is situated in central Godalming close to an assortment of shops, restaurants and associated amenities. Godalming is a prosperous town in the county of Surrey [*with a resident population of some 21,804 persons (2011 census)*] and is located approximately 30 miles south west of Central London, 23 miles south east of Reading and 4 miles south of Guildford. Godalming is a popular residential and business district whilst being extremely well located for access to the A3 (London to Portsmouth Road) and hence the M25 Orbital Motorway (Junction 10 - 6 miles distant) and thus ideally located for access to Central London and both Heathrow and Gatwick Airports.

Godalming Railway Station is situated within a 5-minute walk and provides a regular service to London (Waterloo) via Guildford Main Line Station in approximately 40 minutes. Furthermore, there is a good range of both public and private schools locally including Charterhouse School in Godalming and The Royal Grammar School in Guildford.

DESCRIPTION:

The property comprises a self-contained Period Office being of brick construction beneath a pitched and tiled roof. Internally the accommodation extends to some 3,000 sq ft of office and storage accommodation and is well presented providing an assortment of good size offices, open plan areas together with Kitchen and WC facilities and on-site car parking for some 6/7 cars. Additional car parking is available close by.

AMENITIES:

- Air conditioning.
- Double glazing.
- Courtyard garden.
- On-site parking.
- Period features.

ACCOMMODATION:

 (All Areas are Approx. GIA)

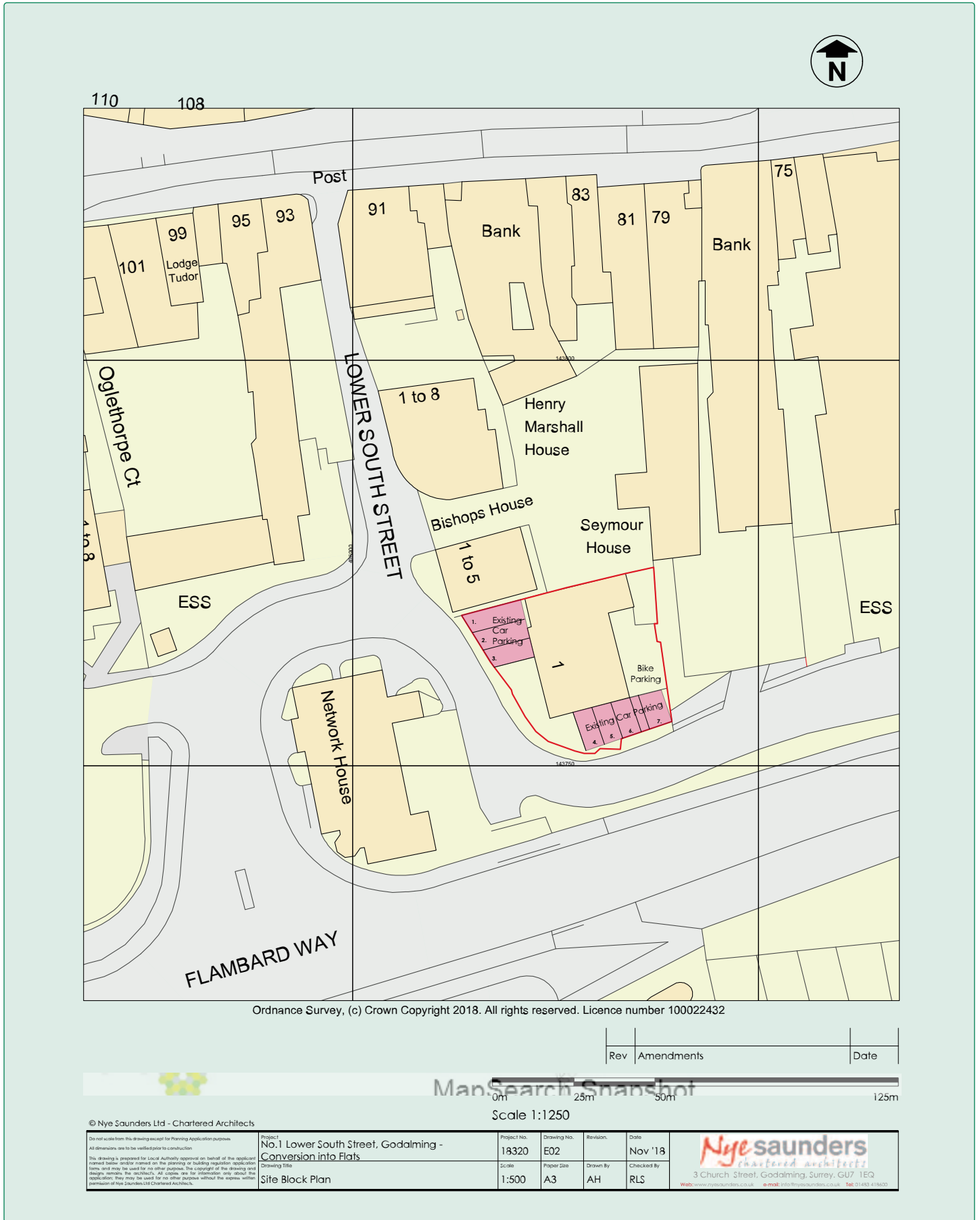
Basement:	300 sq ft
Ground floor:	1,673 sq ft
First floor:	1,524 sq ft
Second floor:	840 sq ft
Total:	4,337 sq ft (403 sq m)
External:	Forecourt car parking for 6/7 cars.

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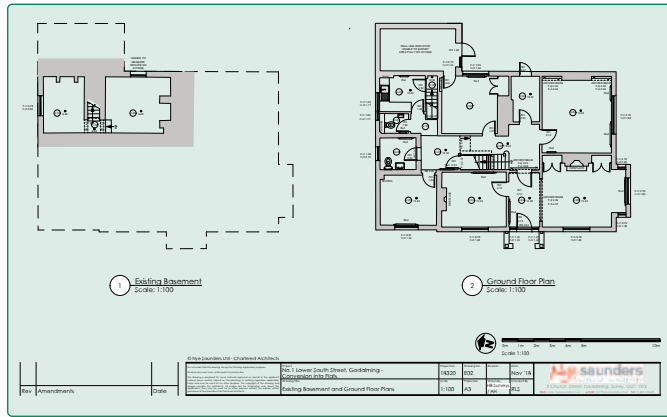
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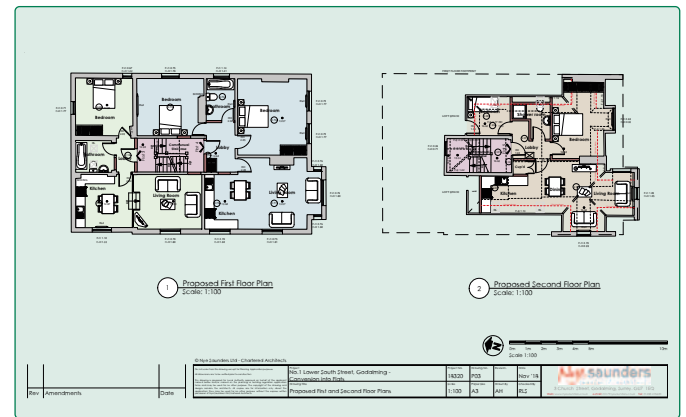
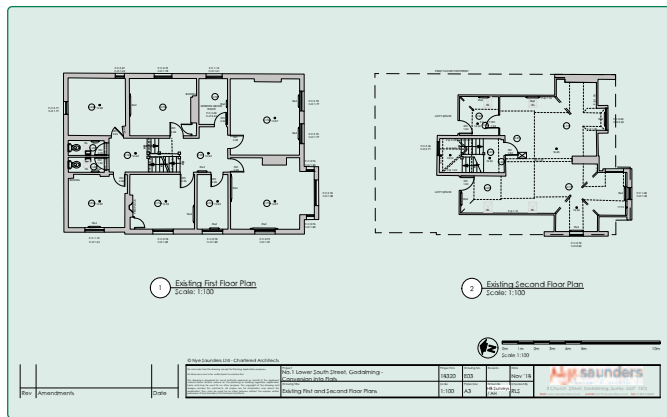
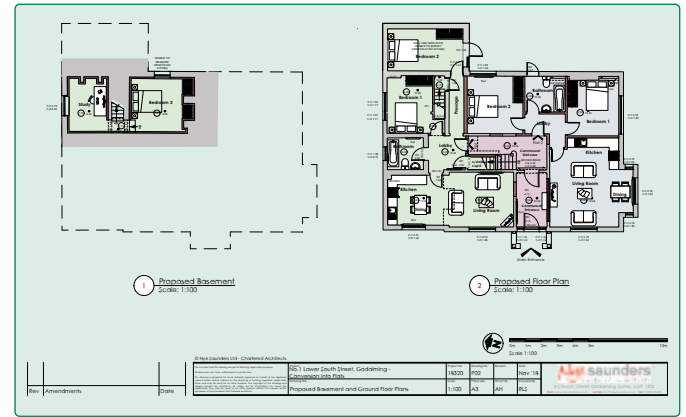
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Existing plans:



Proposed plans:



PLANNING:

Under Reference CR/2018/0021, approval has been granted by way of Permitted Development for the conversion of the property in to 5 x self-contained 1 & 2 bedroom apartments, the apartments range in size from 500 sq ft to 958 sq ft approx. A schedule of sizes and anticipated sale prices is available upon request.

TENURE:

FREEHOLD.

PRICE:

£850,000.00 Freehold with full vacant possession.

VAT:

VAT is not applicable.

BUSINESS RATES:

Rateable Value - £25,750.00 (offices and premises).

Rates payable - **£12,643.25** per annum approx.

LEGAL COSTS:

Each party to bear their own professional and legal costs.

VIEWING:

All inspections and viewings strictly by prior appointment through the Sole Agents:



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

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NOTE:

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