

FREEHOLD COMMERCIAL INVESTMENT/DEVELOPMENT OPPORTUNITY

FREEHOLD FOR SALE

2,620 sq ft (243 sq m) approx.



DUNCAN HOUSE • HIGH STREET • RIPLEY • SURREY • GU23 6AY

LOCATION:

The subject property is located in the centre of the High Street in a prominent position with direct frontage to the main thoroughfare. Ripley is well located for access to the National motorway network being approximately 1 mile from the main A3 (London to Portsmouth Road) whilst the Northbound junction is accessed at Send which is some 1½ miles to the West. In short, access and rail communications are excellent with Guildford being located approximately 5 miles distant (via the A3) and Woking some 3 miles distant via the A247.

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

T: 01483 538131

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

DUNCAN HOUSE • HIGH STREET • RIPLEY • SURREY • GU23 6AY

DESCRIPTION: The property comprises a detached commercial building situated in the centre of Ripley village and comprises ground floor showroom accommodation arranged broadly in open plan form, which is currently let and, a vacant first-floor which was previously occupied as office space and is arranged to provide a mix of open plan areas and private offices, kitchen and separate male and female WC facilities. The space is reasonably well appointed with carpeting throughout, air conditioning and gas fired central heating via wall mounted radiators. Natural light is generally good and, overall the space provides contemporary space that would suit a variety of businesses.

ACCOMMODATION: *(All areas are approx.)*

Ground floor - let/First floor - vacant

Ground floor	1,335 sq ft	1272 sq ft	(less Kitchen, WC)	LET (Short Term)
First floor	1285 sq ft	1083 sq ft	(less Kitchen, WCs & stairwell)	
Total	2,620 sq ft	243 sq m	approx.	

LEASE TERMS: The ground floor is currently let to All Fired Up Heating Ltd, by way of a rolling lease subject to 3 months notice (on either side), at a current rent of £20,000.00 per annum exclusive.

PRICE: **£595,000.00**

TERMS: The property is available Freehold, subject to the existing short-term lease that relates to the ground floor with full vacant possession of the 1st floor.

VAT: VAT will not apply.

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

BUSINESS RATES: *The property is assessed as follows:*

Ground floor:	Shop & Premises Rateable Value	£29,250.00
First floor:	Offices and Premises Rateable Value	£20,250.00

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



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

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

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

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

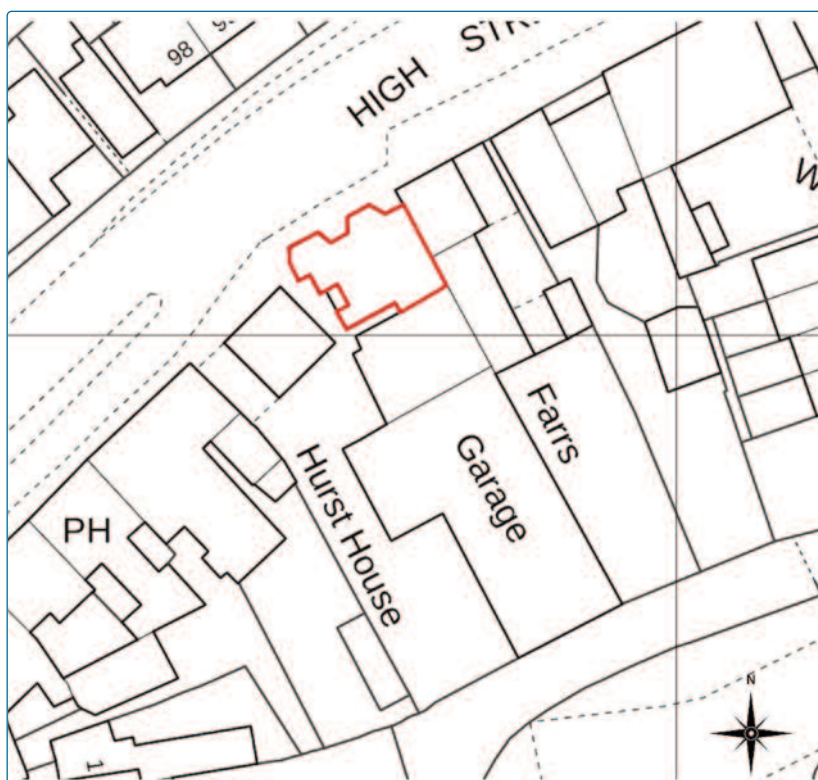
DUNCAN HOUSE • HIGH STREET • RIPLEY • SURREY • GU23 6AY



Street Scene with Locality Parking.



First Floor Office.

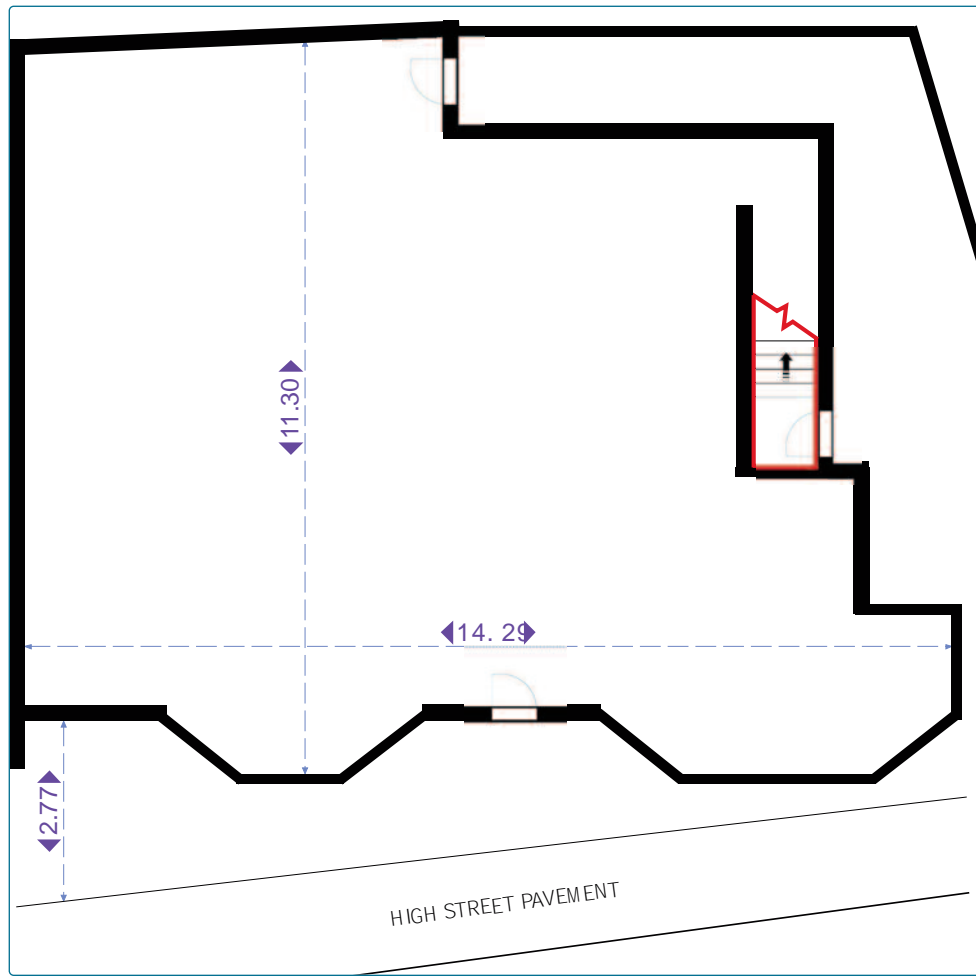


Goad Plan.

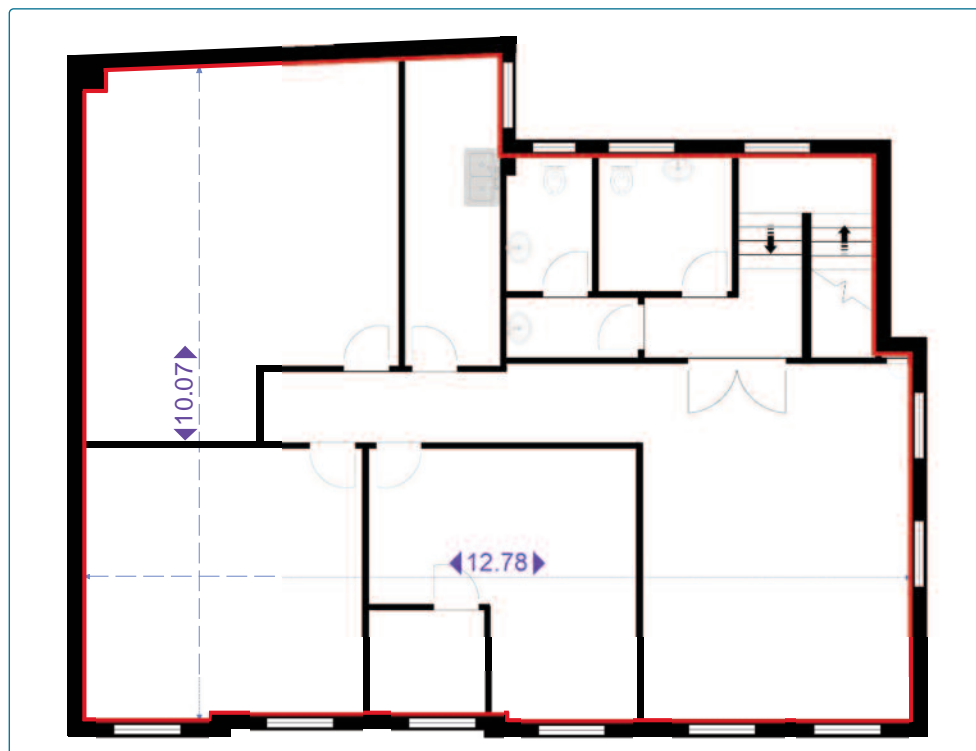
Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131

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



Ground Floor Plan.



First Floor Plan.

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

T: 01483 538131

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