

RETIREMENT SALE

BACK ON THE MARKET

**Gascoignes**  
CHARTERED SURVEYORS  
GUILDFORD 01483 538131  
www.gascoignes.com

## FREEHOLD FOR SALE

### PROMINENT VILLAGE-CENTRE RETAIL PREMISES

To include existing business, shop and upper parts with scope to develop into either residential or ancillary accommodation.

subject to obtaining the requisite consents and approvals

*1600 sq ft approx. Ground Floor Shop*

*2600 sq ft approx. Residential Accommodation & Walled Garden*



### HIGH STREET • RIPLEY • SURREY • GU23 6AZ

**LOCATION:** The subject property is located in High Street, Ripley. 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 1 ½ 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.

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**BACK ON THE MARKET:** Owing to abortive negotiations due solely to the inordinate timeline and delays brought about through discussions with the Local Authority over planning consents on the ancillary accommodation, which we understand was approved in principle but not as yet consented to. The proposed buyer withdrew through continued delays and frustrations in view of their immediate business plan requirements being delayed by some seven months of negotiations in this respect.

**ACCOMMODATION:** *The floor areas quoted are approximate and relate to the main shop and residential accommodation:*

**Ground floor Retail** 1,592 sq ft (147.90 sq m)

**Ground and First floor** 2,610 sq ft (247.20 sq m)

*self-contained Residential accommodation*

**Total Floor area:** 4,202 sq ft (390.37 sq m)

**PRICE REDUCTION:** **£1,195,000 for the Freehold Interest.**

**VAT:** The premises are not elected for VAT.

**EPC:** TBC.

**LEGAL COSTS:** Each party to bear their own Professional and Legal costs.

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



Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

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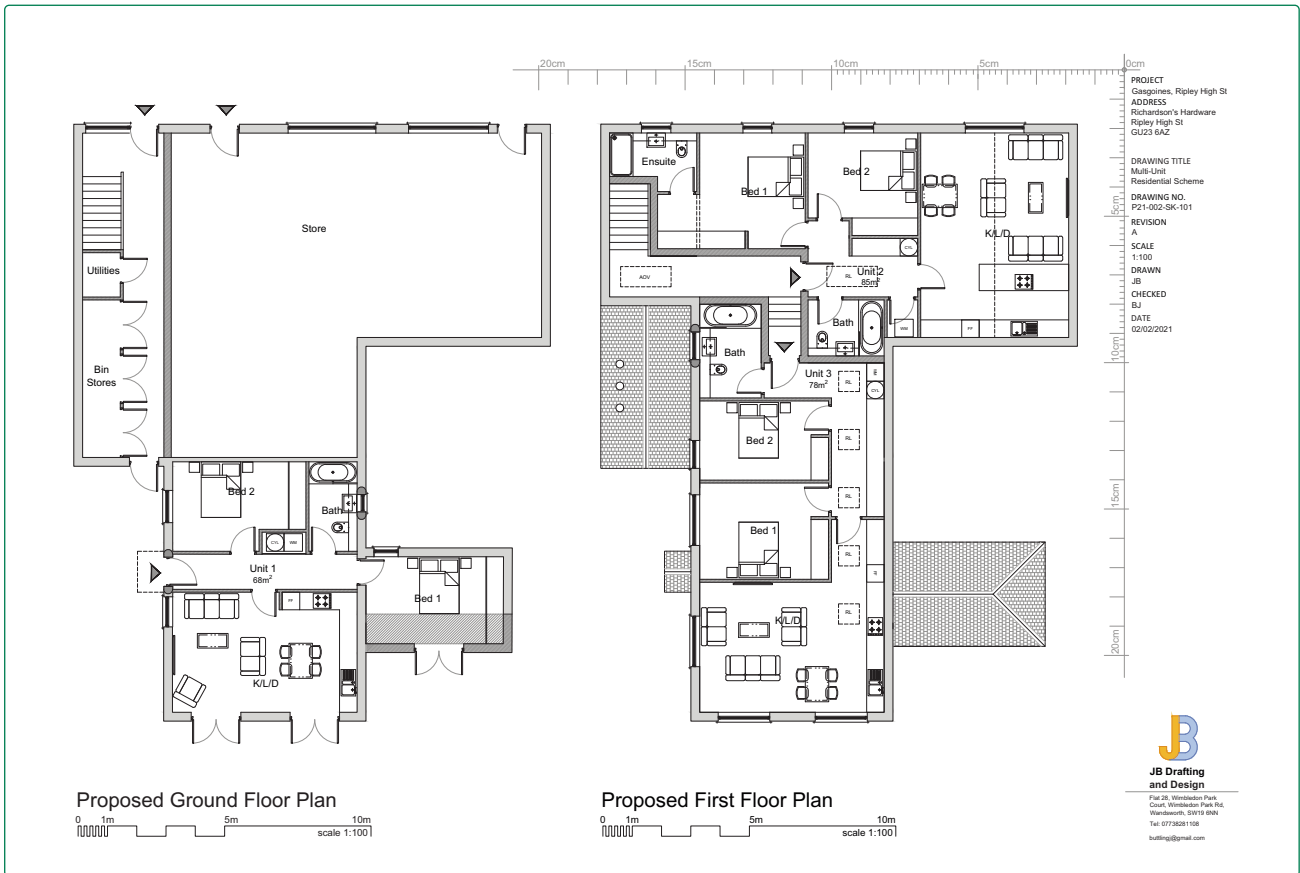
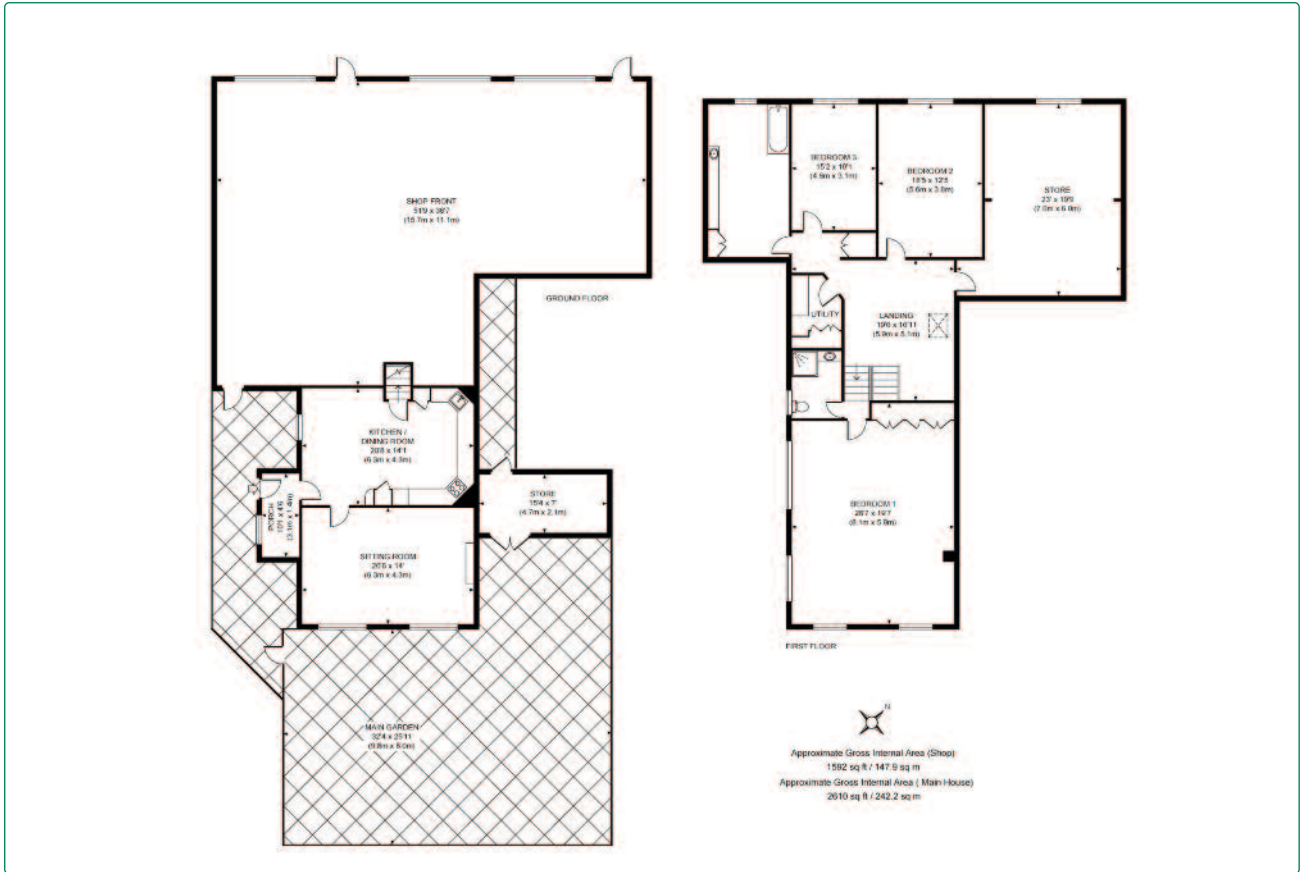
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**NOTE:**

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