

GROUND FLOOR SELF-CONTAINED OFFICE (CLASS E) PREMISES

NOTE: THE PROPERTY ALSO HAS APPROVAL FOR CONVERSION
 INTO 2 X RESIDENTIAL UNITS

FOR SALE (LONG LEASE)

996 sq ft (92.57 sq m) approx. + parking (5 x spaces – restricted).



NEW HEADWAY HOUSE • NORTH ROAD • GUILDFORD • SURREY • GU2 9PU

LOCATION:

The property is situated in the Stoughton area of Guildford being a short distance from the Worplesdon Road (A323) which affords direct access to Junction 3 of the M3 motorway at Lightwater, which provides direct access to the M25, whilst the Woking Road (A320) is located approximately 1 mile to the South of the property, where the A3 (London to Portsmouth) road can be accessed. Road connections are therefore good whilst there are regular train services (from Guildford Station) to London (Waterloo), Reading and Portsmouth. Worplesdon Station is also close by and provides a frequent service to London (Waterloo). Overall, the property is well served by road whilst public transport connections are good whilst neighbourhood shops and facilities are within walking distance. More generally Guildford is a popular Business and Residential district which offers exceptionally good shopping facilities including covered shopping precincts and specialist shops.

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

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DESCRIPTION:

The premises are arranged to provide self-contained Office/Business premises comprising a mix of open plan and cellular office space together with Kitchen and WC facilities. The premises are reasonably well presented providing bright, light and airy space with the benefit of carpeting throughout, central heating, double glazed window units, window blinds, separate male/female and disabled persons WC facilities, a well-appointed kitchen whilst the offices benefit from an attractive courtyard/garden area and designated 5 x car parking spaces available from 9 am until 5 pm, Monday to Friday.

Note: The Lease also permits the conversion of the property into 2 (two) flats.

ACCOMMODATION: (floor areas are approx)

Ground floor arranged to provide:

Reception

Office (1) – Main open plan area

Office (3)

Office (2) – Administration Office

Office (4)

Kitchen & Male/Female/Disabled persons WC facilities.

Total 996 sq ft (92.57 sq m) approx.

OUTSIDE:

Courtyard garden.

Intruder alarm.

Car parking for 5 x vehicles (Monday – Friday from 9 am until 5 pm).

EPC:

This property's energy rating is B - until 15/10/2035.

TERMS:

The property is held by way of a long lease dated 1st June 2009 for a period which commenced on the 1st June and expires on the 21st May 2133 subject to a peppercorn ground rent. The property is available For Sale with full vacant possession upon completion of legal formalities.

PRICE:

£250,000.00 (Leasehold - 108 years expiring May 2133).

SERVICE CHARGE:

There is a nominal Estate Service Charge – (Details upon application).

VAT:

The property is not elected for VAT.

RATES:

Local Authority: Guildford Borough Council

Description: 'Community Centre & Premises'

Rateable Value: £3,550.00

Rates payable: **£1,771.45 per annum approx.**

NOTE: It is possible that Business Rates will not be payable subject to the status.

LEGAL COSTS:

Each party to bear their own professional and legal costs in any transaction.

VIEWING:

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



Andrew Russell
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Rod Walmsley
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NOTE:

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Energy performance certificate (EPC)

New Headway House 21 North Road Guildford GU2 9PU	Energy rating B	Valid until:	15 October 2035
		Certificate number:	5680-0131-6975-5333-6020

Property typeNon-residential Institutions: Community/Day Centre

Total floor area123 square metres

Rules on letting this property

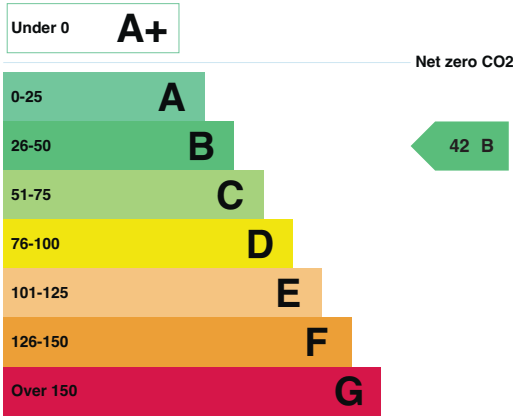
Properties can be let if they have an energy rating from A+ to E.

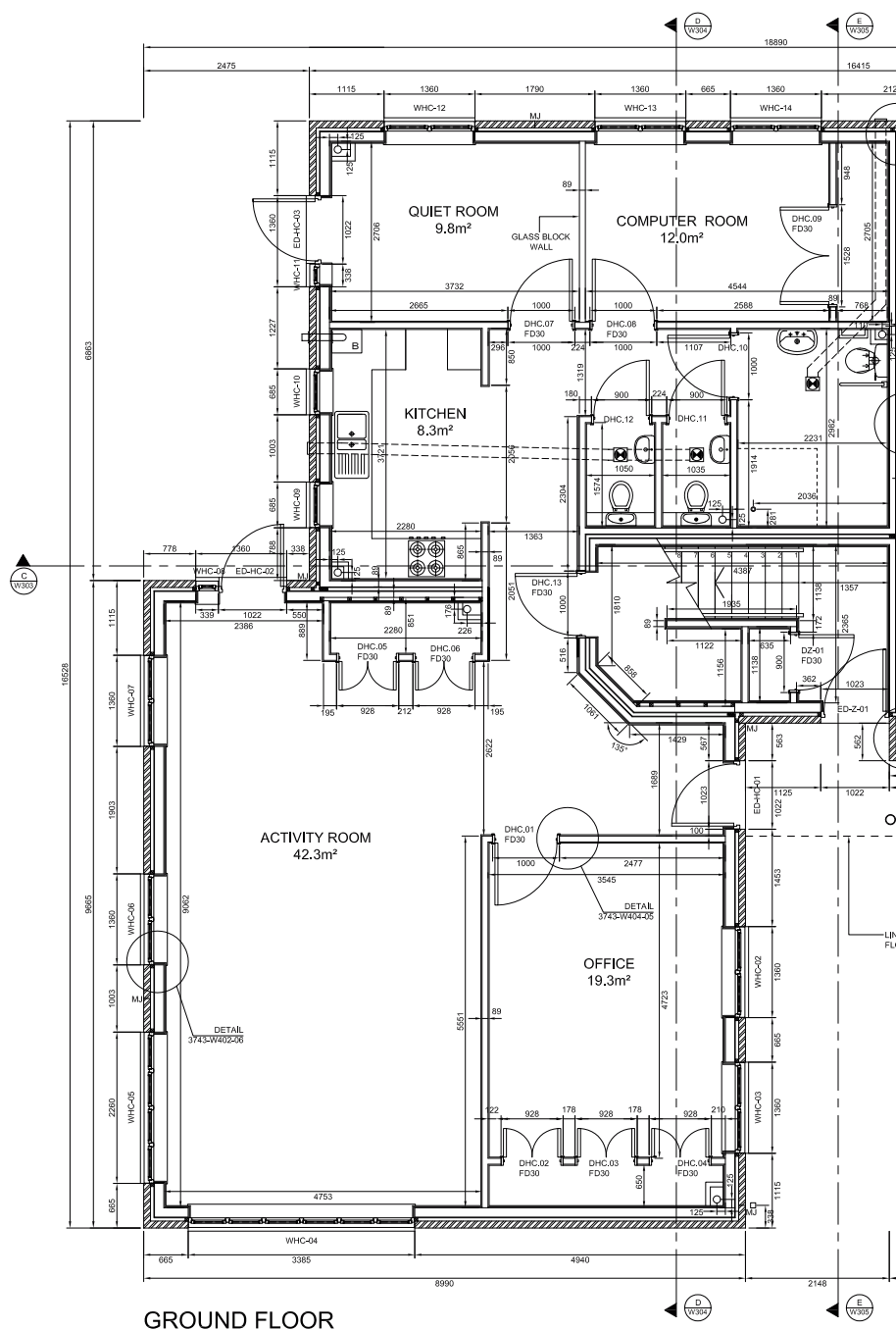
Energy rating and score

This property’s energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.





GROUND FLOOR

As Built

Rev. A - 11/05/2008
 Rev. B - 08/05/2008
 Rev. C - 26/05/2008
 Rev. D - 20/10/2008
 Rev. E - 12/05/2009

Project: Headway House
 North Road, Guildford
 Client: Radlan Group Ltd
 Drawing: Ground Floor Plans
 Headway Centre & Nos 1-4
 Scale: 1:50 @ A1
 Date: 02/05/2008
 Drawn: 3743-W101
 Rev: E

5 Old Lodge Place, St Margarets, Twickenham TW1 1RQ
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