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

SHOP AND UPPER PARTS

FOR SALE (MAY LET)

6 Guildford Road

WESTCOTT • DORKING • SURREY • RH4 3NR

LOCATION: The subject property is situated in central Westcott fronting the main A25 approximately one mile to the west of Dorking. The A25 provides a direct link between Guildford and Dorking where the A24 can be accessed thus providing a direct link with the M25 London Orbital Motorway at Leatherhead (Junction 9).

Gascoignes • Trevone House • Pannells Court • Guildford • Surrey GU1 4EU
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DESCRIPTION: The first floor has great views over the village green and to Ranmore Common and could be easily converted into a studio flat. We understand from the council that there would be no objection "in principle" to a change of use but applicants are advised to make enquiries with the local council.

The subject property is arranged to provide ground and first floor accommodation together with basement and is arranged to provide the following approximate areas and dimensions:-

ACCOMMODATION: [All areas are Net and approx]

Ground Floor Office	12' 6" x 9' 6"
Ground Floor Sales	16' 3" x 20' 6"
Mezzanine floor Sales	19' 6" x 13' 3"
1st Floor	16' 3" x 20' 6"
Basement	15' x 20' 6"
Total	**1,044 sq ft** excluding Basement

LEASE: The property is available for sale freehold with full vacant possession. Alternatively the property is available on a new lease for a term to be agreed.

PRICE/RENT: **£250,000.00 FREEHOLD** with full vacant possession upon completion. Alternatively our clients may consider letting the premises for a term to be agreed.

RATES: The property is situated in an area administered by Mole Valley District Council and is assessed as follows:

Description:	Shop and Premises
Rateable Value	£7,700.00
Rates Payable	**£2,851.19**

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

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

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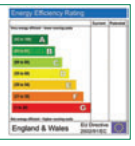
For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website
www.gascoignes.com



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NOTE:
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