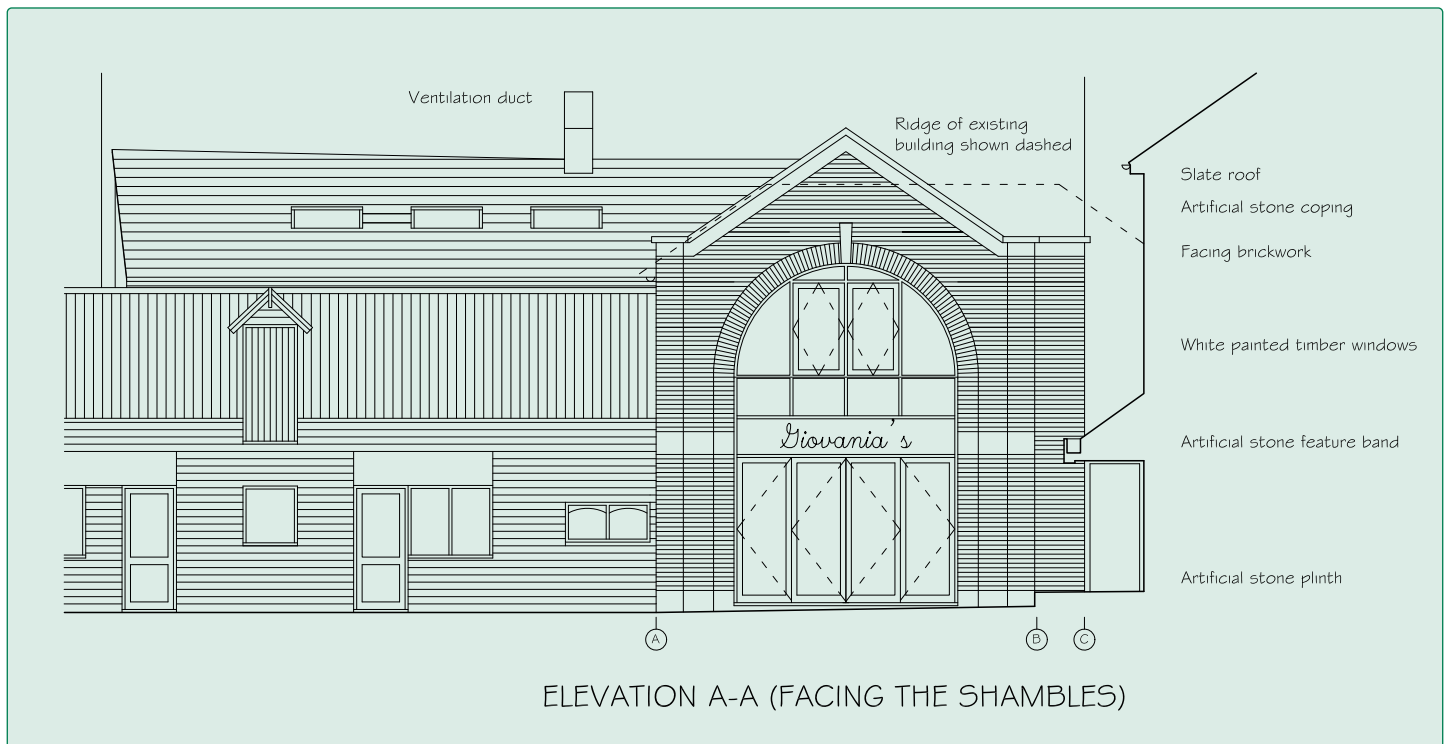


FREEHOLD DEVELOPMENT SITE

with PLANNING CONSENT FOR NEW RESTAURANT PREMISES

Extending to 2,136 sq ft (198.50 sq m) approx

FREHOLD FOR SALE



ELEVATION A-A (FACING THE SHAMBLES)

THE SHAMBLES

HIGH STREET • GUILDFORD • SURREY • GU1 3EX

LOCATION:

The property is located in an extremely convenient position approximately 100 metres from the cobbled High Street in The Shambles, on the southern side of the High Street and close to the prime retail shopping area with adjoining shops, notably Marks & Spencer, Boots and W H Smith. The Shambles comprises a pedestrian cul-de-sac paved with setts and containing a small café, two carpet shops and the flank entrance to W H Smith.

DESCRIPTION:

The site will be developed with other properties at the rear to form a single restaurant or A1 unit. Reduced drawings are available on request.

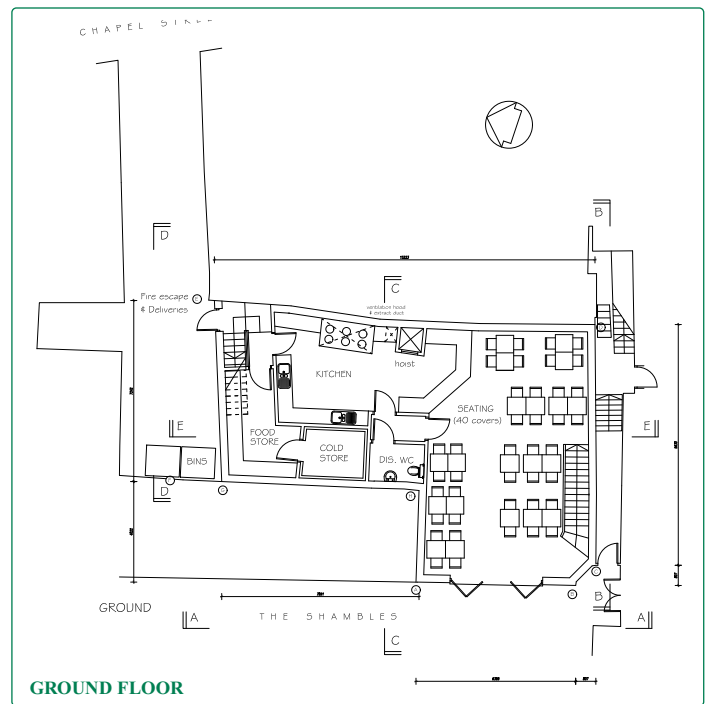
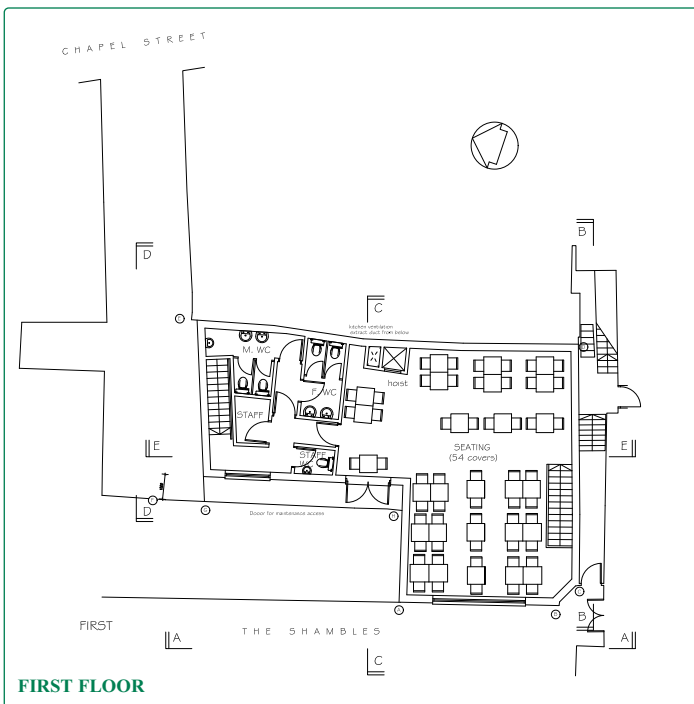
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THE SHAMBLES

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THE SHAMBLES

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ACCOMMODATION: [all areas are net approx.]

Ground Floor

Restaurant with Small Bar	555 sq ft	51.57 sq m
Kitchen	289 sq ft	26.85 sq m
Separate Store Room with Cold Store	156 sq ft	14.49 sq m
Disabled Toilet		

Staircase to:

First Floor

Restaurant area	779 sq ft	72.39 sq m
Staff Room & Staff Toilets	357 sq ft	33.17 sq m
Customer Cloakroom		

TOTAL FLOOR AREA 2,136 sq ft 198.50 sq m

Separate Staircase to Kitchen area and rear exit.

Outside

Refuse storage with emergency access from Chapel Street.

PLANNING: The property has a planning consent for A3 (restaurant) use, which was granted on 15 June 2009.

PRICE: Freehold for sale, with vacant possession, for the sum of **£550,000** (Five Hundred & Fifty Thousand Pounds).

VAT: In accordance with the 1989 Finance Bill VAT may be applicable to rents and prices.

RATES: To be assessed.

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

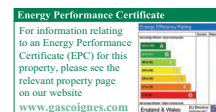
VIEWING: Strictly by prior appointment through the **Joint Sole Agents:**



Andrew Russell
andy@gascoignes.com



Peter Rands
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NOTE:

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