

FOR SALE

DEVELOPMENT SITE

GOMSHALL, Nr Guildford

EXISTING MIXED USE BUILDING

6,856 sq ft (637 sq m) GIA

SITE – 0.8 acres approx.

55 Station Road, Gomshall
Surrey GU5 9NP



Key Features

- Residential Development Opportunity in a Prime Surrey Hills Location
- Site Area of approx. 0.8 acres
- Existing Building of 6,856 SQ FT GIA



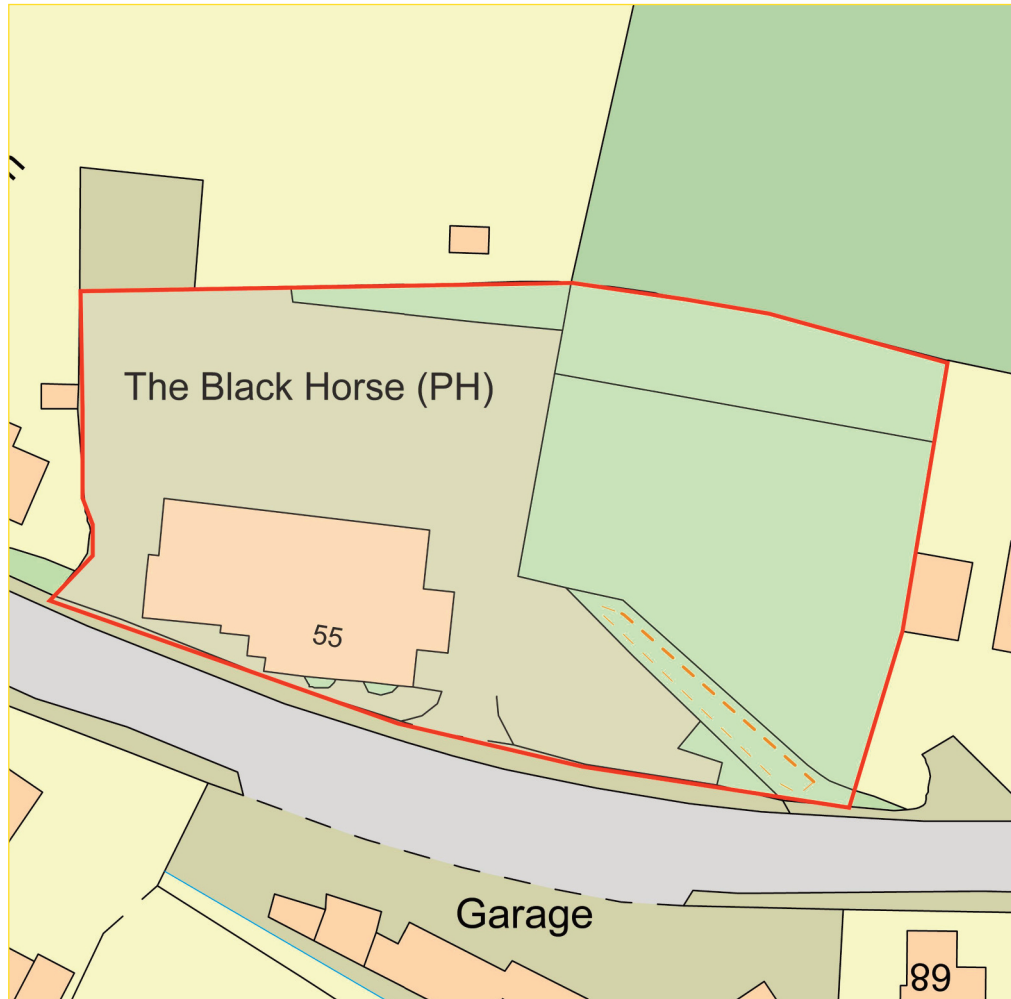
Location

The property is located in the centre of Gomshall, an attractive Surrey Hills village within an area of outstanding natural beauty. The village is located equidistant to both Guildford to the west and Dorking to the east being approx. 7 miles distant.

Gomshall railway station is within close proximity (300m) providing regular direct train services to Guildford, Dorking, Reading, Gatwick Airport and connecting services to London Waterloo.



Site Plan (indicative)



Description

The property comprises an existing, mixed-use building occupying a generous site of approx. 0.8 acres providing predominantly tarmacked car parking as well as a raised lawn area. The building itself comprises a three-storey (plus cellar) property which was formerly a public house amongst other historic uses and more recently occupied as a gift shop / café over ground and part first floor. The remainder of the first floor and second floor, comprise 2 x 1 bedroom, self-contained flats. There are currently two vehicular access points into the site off the A25.

There is a vehicular right of way running along the western boundary of the property providing access to the land at the rear, which is held in separate ownership.

Accommodation

Our client has commissioned a measured survey of the property confirming the following gross internal areas:

Cellar	778 sq ft	72 sq m
Ground Floor	3,501 sq ft	325 sq m
First Floor	1,796 sq ft	167 sq m
Second Floor	781 sq ft	73 sq m
Total	6,856 sq ft	637 sq m

Floor plans are available upon request.

The site extends to approx. 0.8 acres. A copy of the title (SY33792) and title plan are also available upon request.



Tenancies

It is intended that the property will be sold subject to two assured shorthold tenancies (ASTs) over the residential flats.

We are informed that the tenancies have been in place since February 2016 and November 2019 respectively and rent payable under each AST is £800 per calendar month, exclusive of utilities and council tax.

Each tenancy can be brought to an end by the landlord by serving two months' notice.



Planning

The existing commercial element of the building is understood to have a retail / café use which by virtue of the recent changes to the Use Classes Order would now be deemed Class 'E'. These changes came into effect on the 1st September 2020. Buyers should satisfy themselves as to the existing use.

With regards to Policy Eg of the Local Plan, it is believed that the existing use as a gift shop/café does not provide for everyday needs and therefore the loss of such use is unlikely to require any prior marketing or be resisted.

From online enquiries we believe the existing building is neither listed nor within a conservation area.

We believe the site has residential development potential.



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Tenure

The property is held freehold.

VAT

The site is elected for VAT.

Proposal

Seeking unconditional offers in excess of £1,100,000 for the freehold interest.

Viewings

To be arranged strictly via the sole selling agent, Hurst Warne.

It is intended that we will be undertaking block viewings on dates / times to be arranged.

Please register your interest with the agents.



Contact



Peter Richards

01483 723344

07803 078011

peter.richards@hurstwarne.co.uk



Mark Leah

01483 388800

07769 973371

mark.leah@hurstwarne.co.uk

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Leatherhead 01372 360190 - Farnborough 01252 816061 - Woking 01483 723344

Guildford 01483 388800 - Redhill 01737 852222

