



Owen  
Isherwood  
CHARTERED SURVEYORS

Stamford Cottage, High Street, Ripley Surrey, GU23 6AA

**FOR SALE | 1,634 SQ FT (151.80 SQ M)**

## Location

Ripley is an attractive village located approximately 7 miles to the North East of Guildford and 5 miles to the South East of Woking. The A3 northbound exit is minutes away from the subject property offering easy onward access to the M25 (J10), M3 and M4, with the southbound exit situated in Send only 5 minutes' drive.

The closest train station is Woking Station (approx. 4.5 miles away) offering good services between London Waterloo and Portsmouth Harbour, as well as other connections to Reading and Brighton.

## Description

Stamford Cottage is a picturesque character building located in the middle of Ripley High Street. The subject premises are formed of two units, the left-hand ground floor retail unit trading as Ilsanto Hair Salon and the right-hand side formed of a three-bedroom house. The residential element benefits from a garden area to the rear and a garage unit.

## Accommodation

| Name                            | sq ft | sq m   | Availability |
|---------------------------------|-------|--------|--------------|
| Building - Mixed Use Investment | 1,634 | 151.80 | Available    |
| Total                           | 1,634 | 151.80 |              |

## Price

£449,500 + VAT

## EPC

D (80)

## Tenure

Ilsanto let on a 7 Year lease from 21st Feb 2021 at a rent of £13,500 per annum.

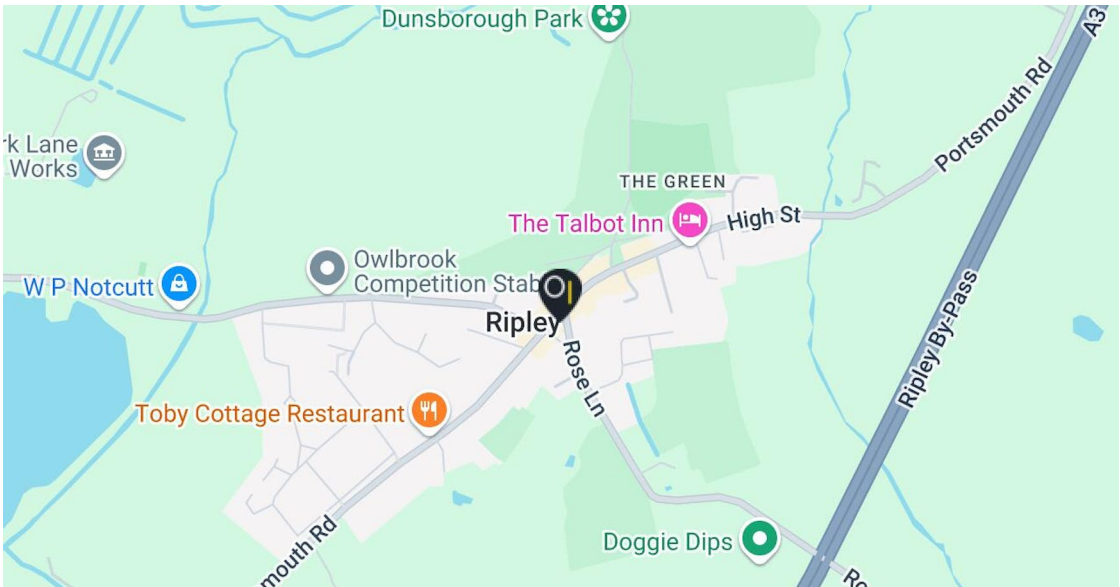
3 Bed House let at £16,800 per annum on an AST.

## Rates

Retail Unit - Rateable Value - £7,300  
Residential Section - Council Tax Band C

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

**Charlie Williams**

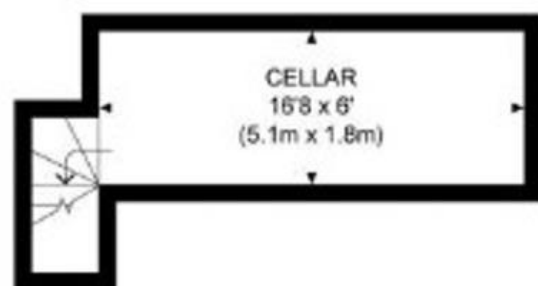
T: 01483 300 176  
M: 07456 899972  
E: charlie@owenisherwood.com

**Emma Pestle**

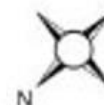
T: 01483 300176  
E: emma@owenisherwood.com

**owenisherwood.com | 01483 300 176**  
**1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU**

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated



CELLAR



Approximate Gross Internal Area  
1634 sq ft / 151.8 sq m



GROUND FLOOR



FIRST FLOOR