



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.

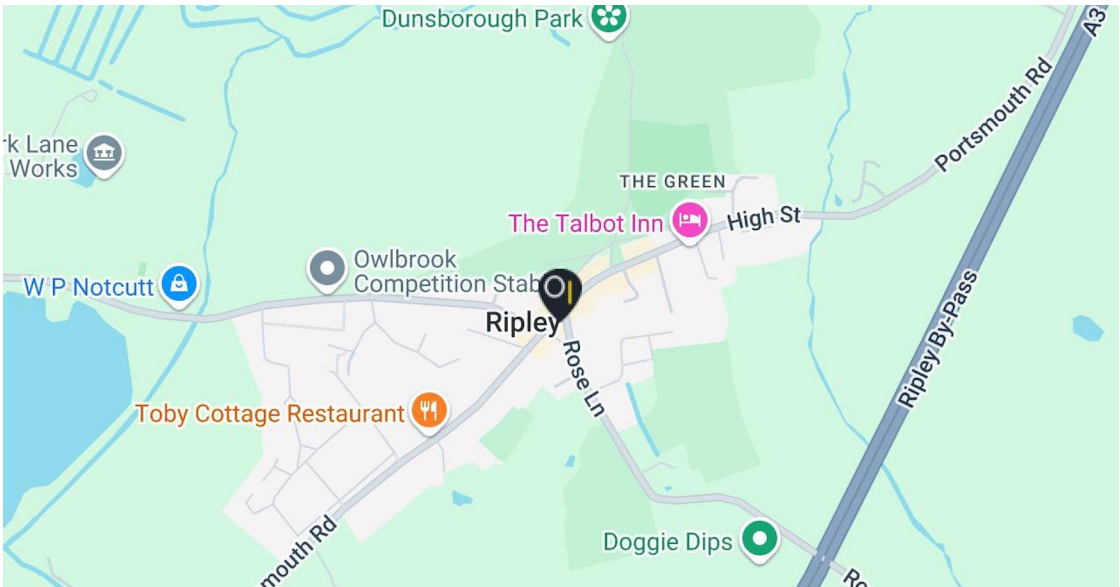
3 Bed House let at £16,800 per annum on an AST.

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

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