

FOR SALE - SHALFORD

RARE FREEHOLD OFFICE BUILDING
WITH EXCELLENT PARKING
MAY SUIT ALTERNATIVE USES (STP)

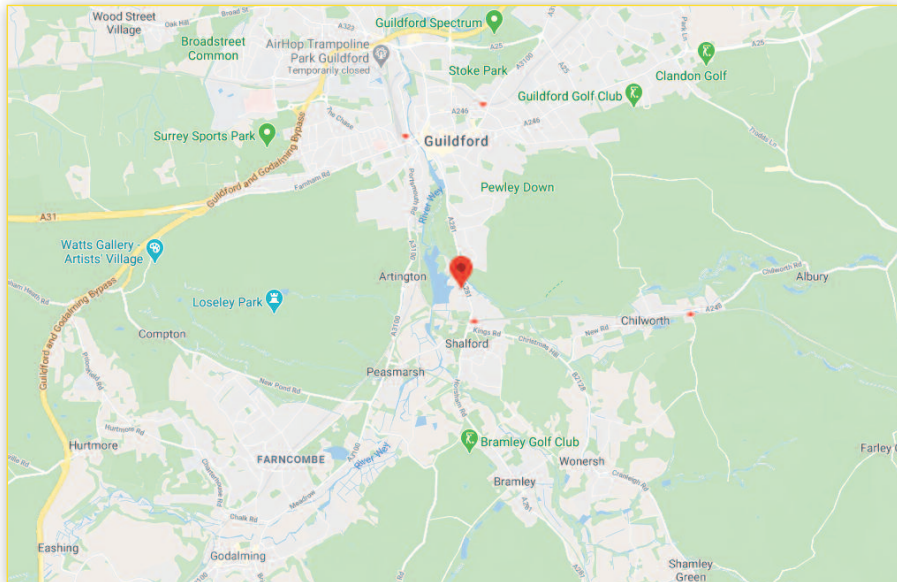
2,917 SQ FT (271 SQ M)

The Old Malt House, 33 The Street
Shalford, Surrey GU4 8BU



The office specification includes:

- Raised Floors
- Gas Central Heating
- Double Glazed Windows (to most elevations)
- Carpeted
- Surface-Mounted Lighting
- Air Conditioned Server Room
- Excellent Parking (14 spaces)



Location

The property occupies a prominent position on the eastern side of The Street, just north of Shalford village centre and within a conservation area. Shalford railway station is approx. 0.4 miles south providing connecting services into Guildford mainline station and Gatwick Airport.

Guildford town centre is located about 1 mile north of the property, which offers an array of amenities and regular main line railway services to London (35 mins approx.).

Access to the A3, London to Portsmouth trunk road is approx. 2.5 miles distant to the north and provides direct access into Central London (30 miles) and Junction 10 of the M25 at the Wisley interchange (7 miles).



Description

The Old Malt House provides a rare opportunity to acquire a self-contained office building on the outskirts of Guildford town centre. The property was significantly redeveloped in 1990 to provide an extensive, modern extension to the rear of the original principal building. The two elements are interconnected by a central core providing a full height reception lobby, stairwell to the first floor accommodation and WC facilities. The main access point is on the side elevation of the property with further access points on two further elevations.

The accommodation is laid out over two floors (ground and first) and provides a total of four separate open-plan areas, affording an occupier a great-deal of flexibility with regards to their occupational needs and potential to let self-contained elements of the building if desired. The rear first floor office provides a real 'statement' suite with an impressive vaulted ceiling and Juliet balcony overlooking the River Tillingbourne.

On the ground floor, there is also a well-fitted kitchen and shower facility which has been refurbished in recent years.

Externally, there is a car park at the front of the site providing 14 lined, dedicated parking spaces. Along the northern elevation, there is a part lawned / part patio area and small deck for entertaining purposes.



Accommodation - Measured on a net internal basis, we approximate the following floor areas:

GF Front (inc Kitchen)	740 sq ft	69 sq m
GF Rear	945 sq ft	88 sq m
FF Front	337 sq ft	31 sq m
FF Rear	895 sq ft	83 sq m
Total	2917 sq ft	271 sq m

Planning

By virtue of a 1990 planning application (planning ref. 90/P/00882), the property was subject to redevelopment to provide a large rear extension and reconfiguration of the then existing building, primarily for B1 (office) purposes. However, as part of the same planning application, a small element of first floor accommodation retained a residential use although this area has been used for office purposes since the planning was implemented some 30 years ago.

The property may suit other uses, subject to planning.



The Old Malt House, 33 The Street, Shalford, Surrey GU4 8BU

Business Rates

From internet enquiries only, we believe the current rateable value to be £41,500.

Energy Performance Certificate

An EPC has been commissioned and will be available in due course.

VAT

We believe the property has been elected for VAT and will be payable on the purchase price.

PRICE

Offers are invited in excess of **£1,150,000** for the vacant freehold interest.

Viewings & Further information

For further information, please contact the sole selling agent.



Mark Leah

01483 388 800

07769 973371

mark.leah@hurstwarne.co.uk



Peter Richards

01483 388 800

07803 078011

peter.richards@hurstwarne.co.uk



SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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