

**TOWN CENTRE  
OFFICE BUILDING**

**FOR SALE**



**01483 450115**

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**PRICE REDUCTION**



**St Edmund's House, 13 Quarry St, Guildford, GU1 3UY**

150 metres from Guildford High Street

Refurbished Grade II\* Listed Building

162.93 sq m ( 1754 sq ft) gross internal area

Six offices over 4 floors plus storage space, kitchen and wcs

Also suitable for other uses (subject to planning)



Owen Shipp Chartered Surveyors  
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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### Location

The premises are in a convenient town centre location close to Guildford High Street and c.8 minutes walk from Guildford station and close to pubs, restaurants and the Castle grounds. Quarry Street is an established business location, particularly for professional users.

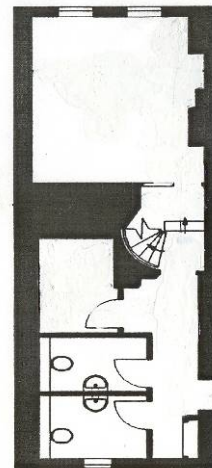
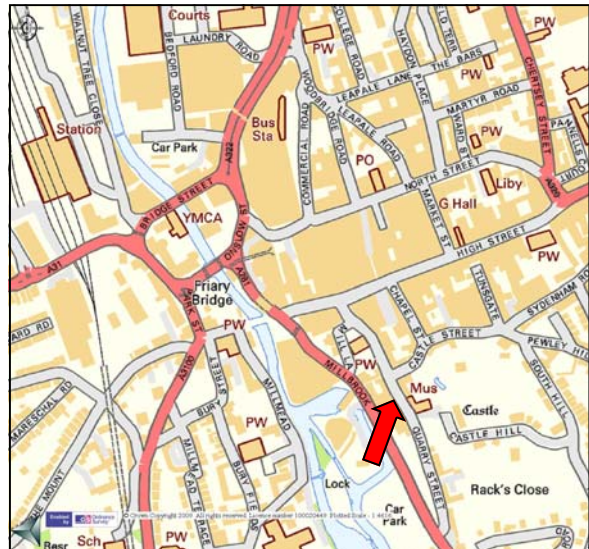
### Description

St Edmund's House, thought to be the third oldest standing structure in Guildford, has been substantially and sympathetically refurbished in recent years to provide a delightful modern office building retaining many fine original features including a medieval wall painting. A central spiral staircase connects the floors which are suitable for single occupancy or multi-occupancy as at present. Kitchen and WC facilities are positioned on the lower ground floor.

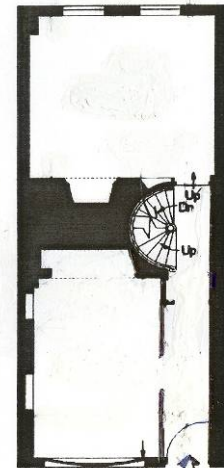
### Accommodation

The gross internal areas are approximately as follows:

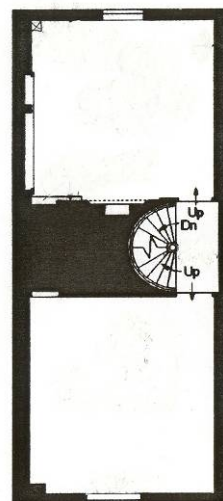
Lower Ground Floor	38.39 sq m	413 sq ft
Ground floor	45.44 sq m	489 sq ft
First Floor	42.85 sq m	461 sq ft
Second Floor	36.25 sq m	390 sq ft
<b>Total area</b>	<b>162.93sq m</b>	<b>1754 sq ft</b>



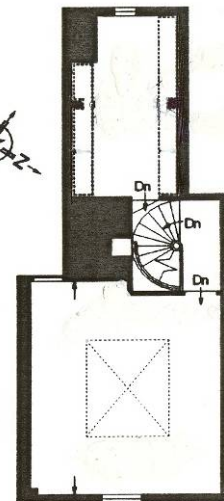
Lower Ground Floor



Ground Floor



First Floor



Second Floor

### Planning Use

The present use of the building is as offices (B1). Permission was granted in November 2007 to alternatively use the ground floor for A2 (financial & professional services). There is also considered to be potential for other uses, eg D1 or residential use, subject to planning.

### Tenure

Freehold with vacant possession on completion. Alternatively the property may be purchased with the benefit of rental income from the licencees who currently occupy three of the floors of the building. Further details from the agents.

### Price

**Price reduced to £390,000**

### Rates

Rateable value: £14,250  
Rates payable: £5,899.50 (2010/2011)

### Energy Performance Certificate

Please refer to agent for details.



### Viewing

Strictly by appointment with the sole agents:



*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.*

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