

**RETAIL AND RESIDENTIAL  
INVESTMENT/DEVELOPMENT  
OPPORTUNITY  
FOR SALE**



**01483 450115**

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**4 THE SHAMBLES, HIGH STREET, GUILDFORD,  
SURREY GU1 3EX**

3-storey building for sale

Currently trading as a carpet showroom

Planning for two flats on 1st and 2nd floors and retail unit on ground floor

Guildford town centre close to the High Street

Secondary retail location next to WHSmith side entrance

Excellent central residential location



**RICS**

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

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**4 THE SHAMBLES, HIGH STREET, GUILDFORD, GU1 3EX**

**Location**

The property is located in The Shambles, a pedestrian cul-de-sac close to the High Street and Guildford's prime retail shopping area. The Shambles is a turning off the High Street next to Gap and opposite Ernest Jones. There is a busy café and the side entrance to WHSmith along the Shambles. Guildford mainline railway station is approximately 1/2 mile away.

**Description**

The property is a three storey building with existing retail space on the ground and first floors and storage area on the second floor.

**Planning**

Planning permission has been granted for "Retention of retail unit on ground floor, and creation of two additional flats on first and second floors."

Full details of the planning consent are available on the Guildford Borough Council website, Planning application ref 11/P/01185 dated 30th August 2011.

**Accommodation**

The proposed accommodation is approximately as follows:

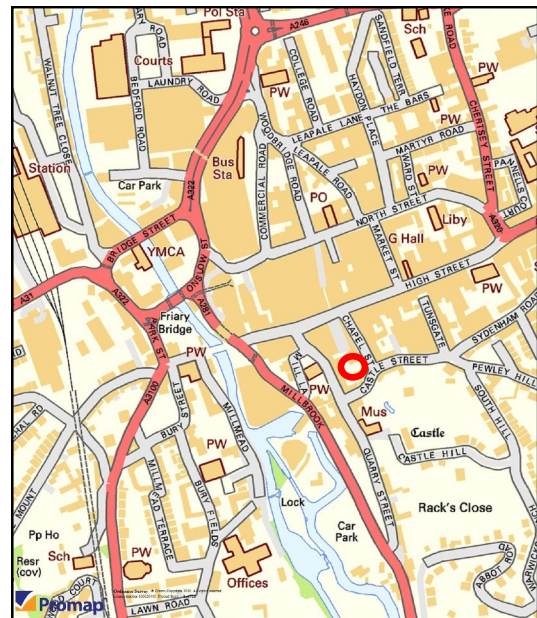
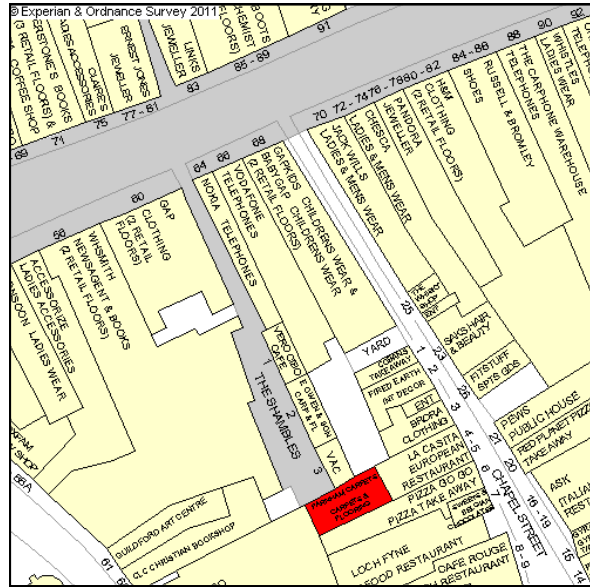
Ground floor shop	35.9 sq m	386 sq ft
First floor flat	38.0 sq m	414 sq ft
Second floor flat	30.0 sq m	325 sq ft

**Price**

Guide price of £350,000 for the freehold interest.

**Legal Costs**

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



**Viewing**

Strictly by appointment with the sole agents:

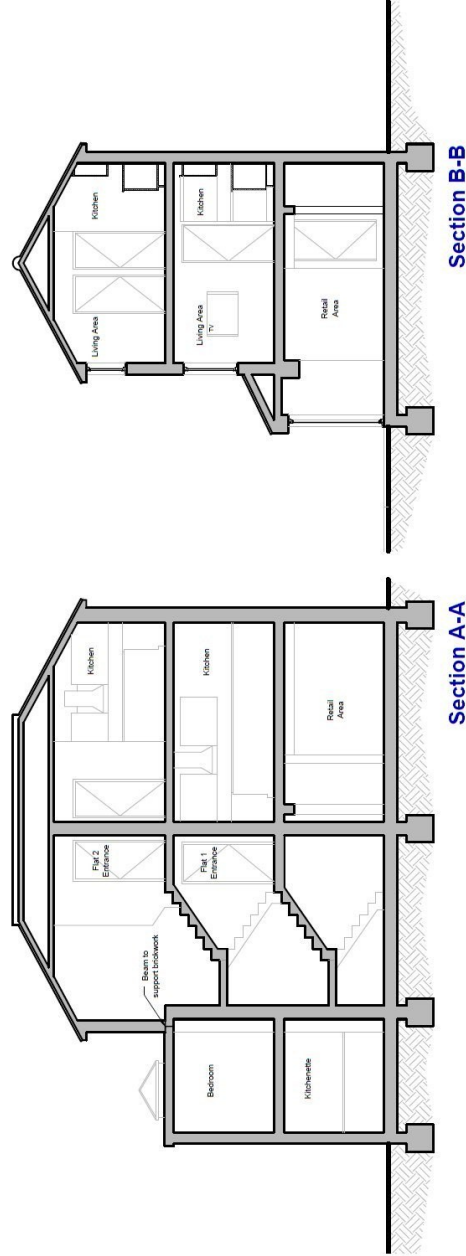
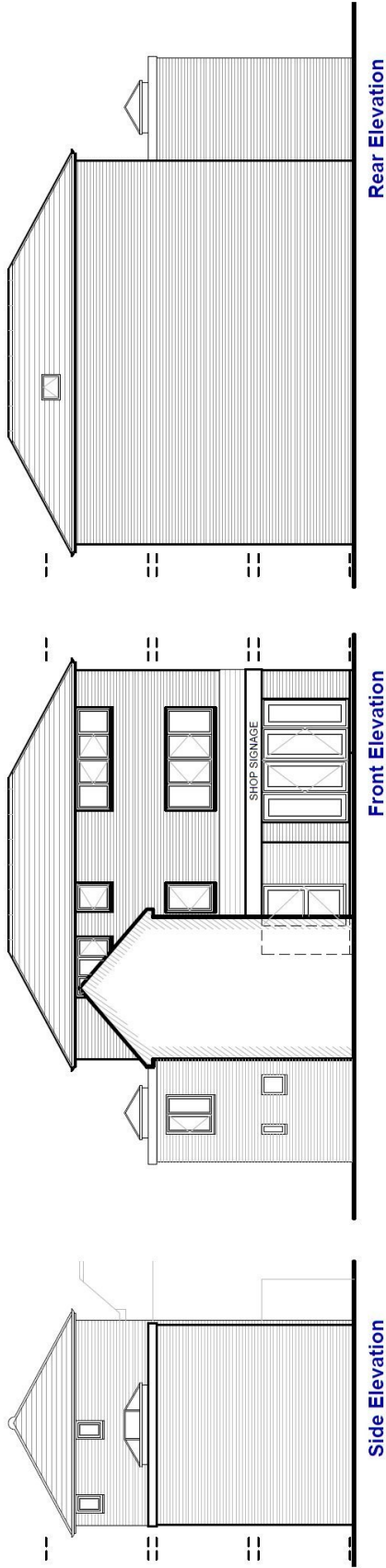


*These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.*

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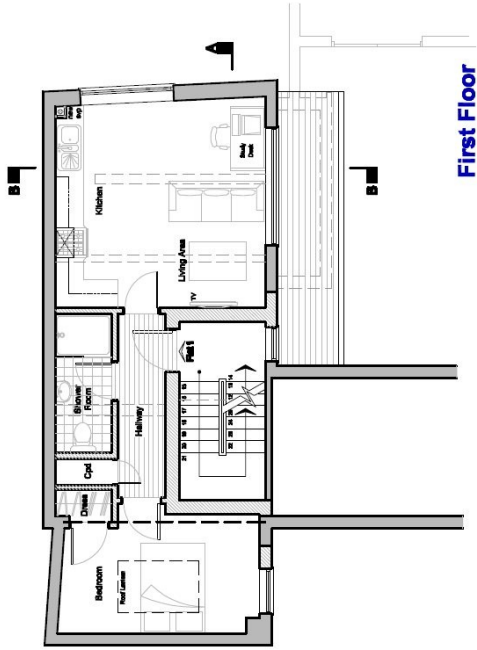
**Scheme SK01**

No 3/4 The Shambles,  
High Street,  
Guildford

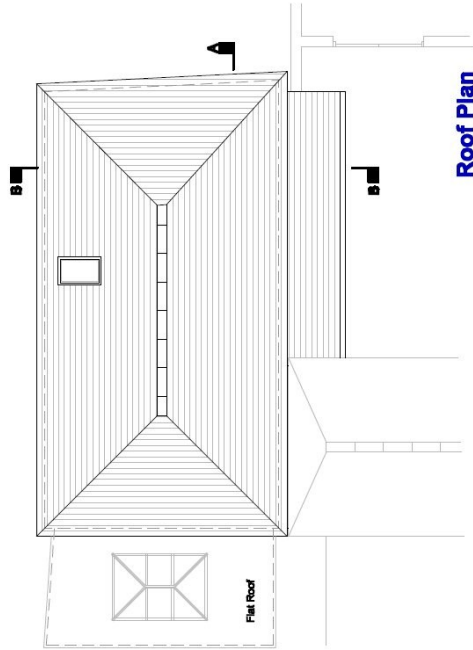
**Proposed Elevations & Sections**



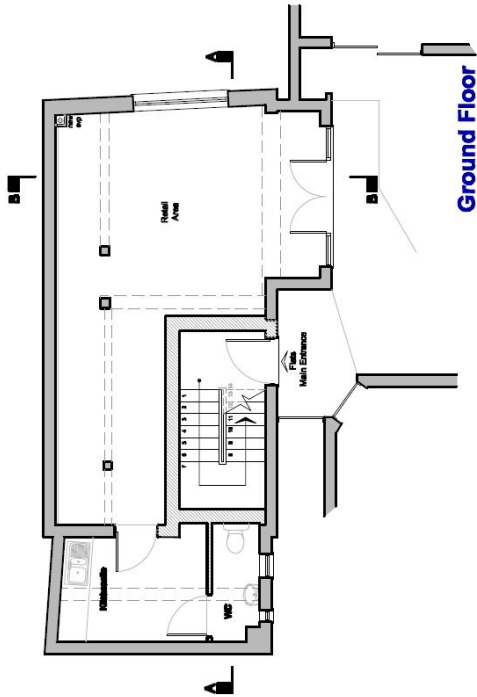
**MitchellEvans LLP**



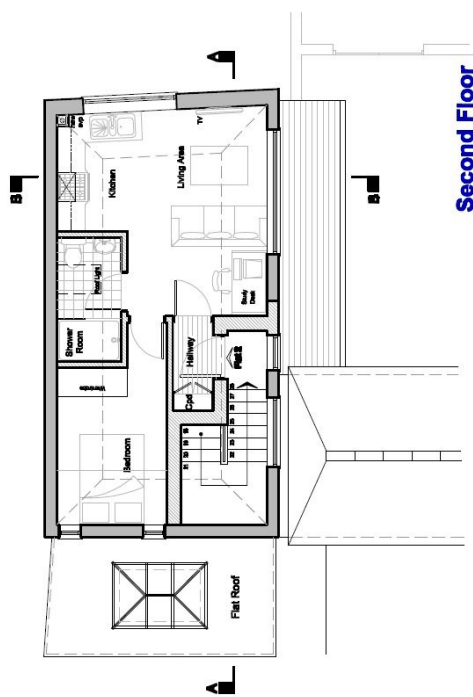
**First Floor**



**Roof Plan**



**Ground Floor**



**Second Floor**

Building Areas		
Retail Floor Area	33m <sup>2</sup>	357sqft
Flat 1	38m <sup>2</sup>	414sqft
Flat 2	30m <sup>2</sup>	325sqft

## Scheme SK01

No 3/4 The Shambles,  
High Street,  
Guildford

## Proposed Plans



**MitchellEvans** LLP