

**DETACHED PROPERTY WITH  
OFFICES AND FLAT ABOVE**

**FOR SALE**



**01483 450115**

**www.owenshipp.co.uk**



**5 EAST LANE, WEST HORSLEY, SURREY KT24 6HJ**

Main building with ground floor offices of 647 sq ft

Separate office building of 363 sq ft

First floor 2 bedroom flat

Ample parking

Planning application submitted for 4 bedroom dwelling  
with ancillary accommodation



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

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**Location**

The premises are located in a residential area of West Horsley with access to the A3 at Ripley three miles away, leading to Guildford and the M25 junction 10. Horsley station is about one mile away serving London Waterloo.

**Description**

The property comprises a detached building and separate annexe to the rear. The main building has offices on the ground floor and a 2 bedroom flat on the first floor. The annexe has open plan office space, kitchen and WC. There is ample parking to the front and rear.

Please note: The vendor has submitted a planning application to change the use to a 4 bedroom dwelling with ancillary accommodation.

**Accommodation**

The accommodation is approximately as follows:

Ground floor offices 60.1 sq m 647 sq ft

Annexe building 33.8 sq m 363 sq ft

First floor flat: 2 bedrooms, dining room, kitchen, bathroom.

(See plan on [page 4](#) showing proposed layout as a 4 bedroom house)

**Price**

Offers invited for the freehold interest.  
No Onward Chain.

We understand VAT is not payable on the commercial element of the building.

**Council Tax / Business Rates**

Main Building

Ground floor offices

Rateable value: £6,900

Rates payable: £2,987.70 (2011/2012)

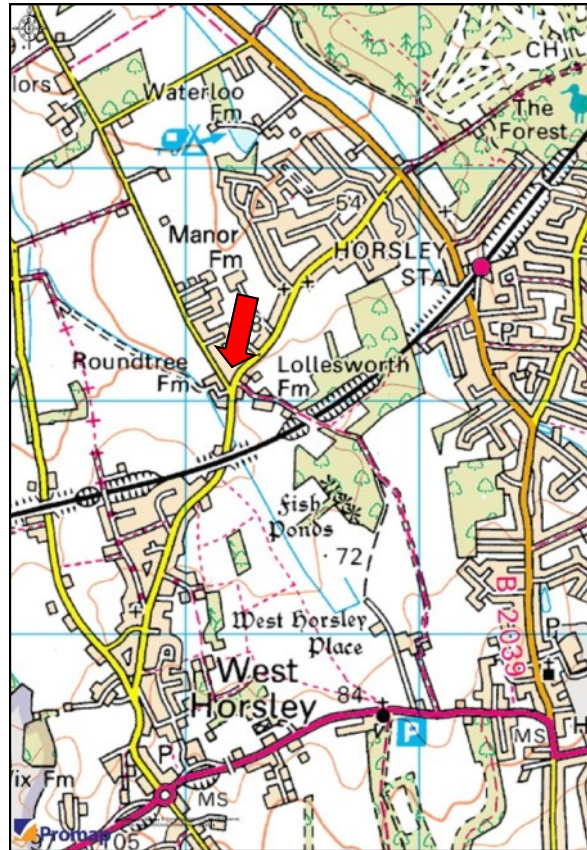
Flat

Council Tax band C

Annexe office

Rateable value: £4,250

Rates payable: £1,840.25 (2011/2012)



Ground floor office 1

**Legal Costs**

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

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Annexe office building



Annexe office



Flat - Sitting room

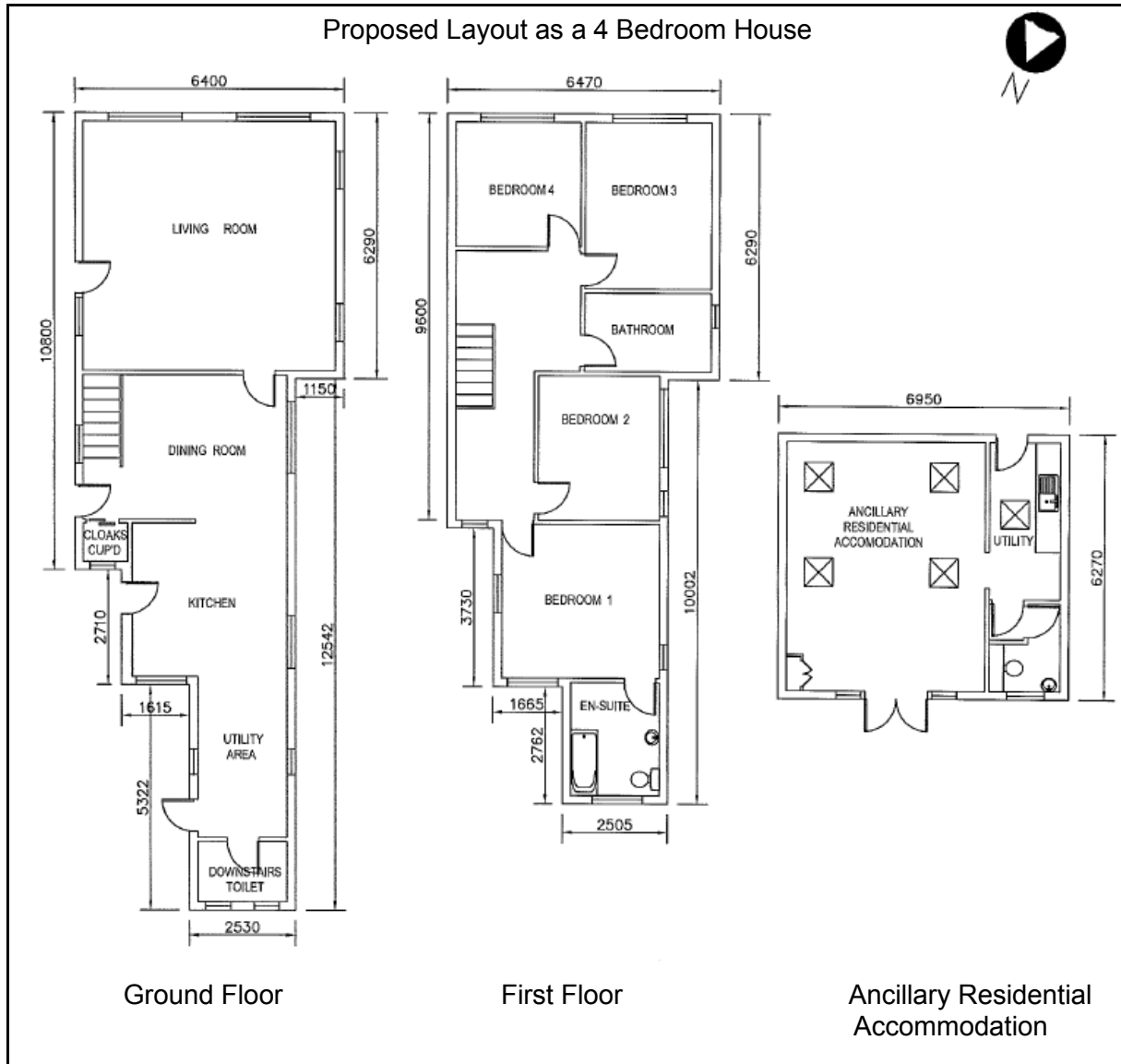


Flat - Kitchen



Rear of main building





**Viewing**

Strictly by appointment with the joint sole agents:



Wills & Smerdon

01483 284141

*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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