

**3 STOREY OFFICE BUILDING
FOR SALE**



01483 450115

www.owenshipp.co.uk



**REGENCY HOUSE, 6B QUEEN STREET,
GODALMING, GU7 1BD**

Ground floor A2 shop with offices on 1st and 2nd floors

183.6 sq m (1,976 sq ft)

Only £134 per square foot

Godalming Town Centre

Close to town centre car parks



RICS

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

www.owenshipp.co.uk

Location

The premises are situated in Godalming town centre with good access to local amenities.

The A3 London to Portsmouth road can be accessed at nearby Compton or Milford. The M25 can be reached via the A3 and is accessible north of Guildford.

Description

Ground floor

Clear, open plan shop space with an attractive bay window. The most recent use was A2 (as a residential letting agency) but would be equally suitable for A1 retail use. There is a separate rear office, kitchen, WC and small back yard.

First and Second floors

Modern refurbished offices with separate entrance off Queen Street. The offices are open plan with a partitioned meeting room on the first floor. There is air conditioning on the first floor.

Accommodation

The net internal areas are approximately as follows:

Ground floor		
Shop/Office	74.3 sq m	800 sq ft
First floor		
Offices	66.9 sq m	720 sq ft
Second floor		
Offices	42.4 sq m	456 sq ft
Total	183.6 sq m	1976 sq ft

Price

£265,000 + VAT for the freehold interest of the whole.

Rates

Ground floor

Rateable value: £12,750
Rates Payable: £5,520.75 (2011/2012)

First floor

Rateable value: £10,750
Rates Payable: £5,213.75 (2011/2012)

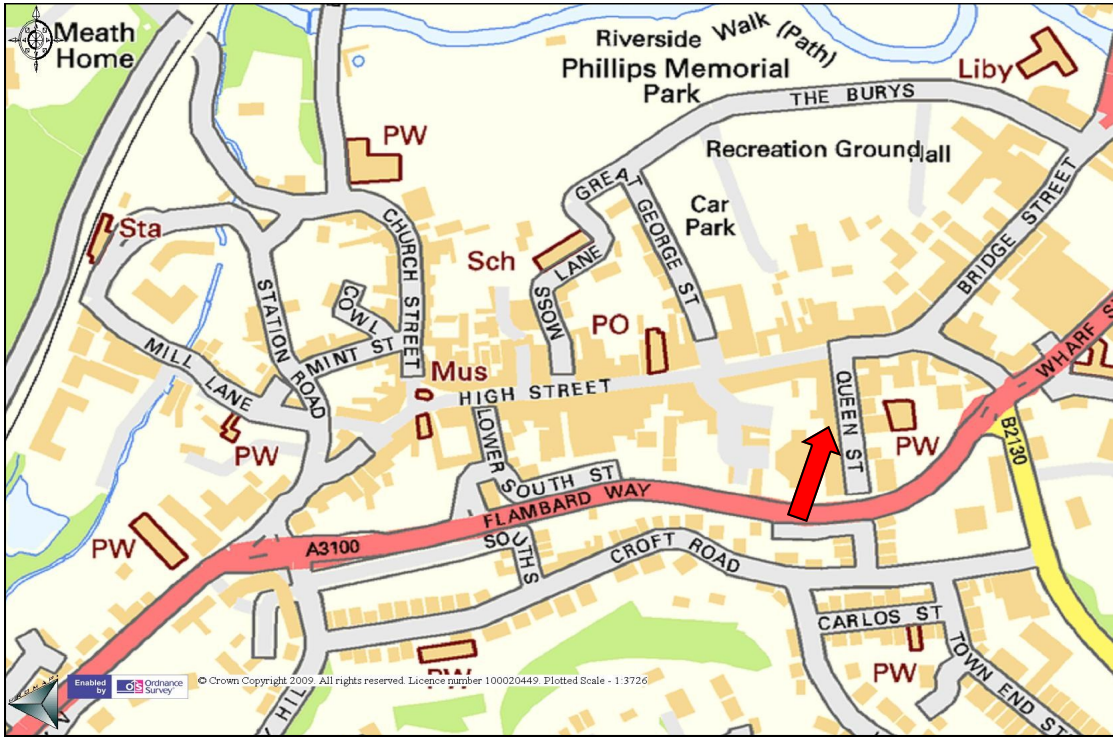
Second floor


Rateable value: £5,400
Rates Payable: £2,597.40 (2011/2012)

Legal Costs

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

REGENCY HOUSE, 6B QUEEN STREET, GODALMING, GU7 1BD

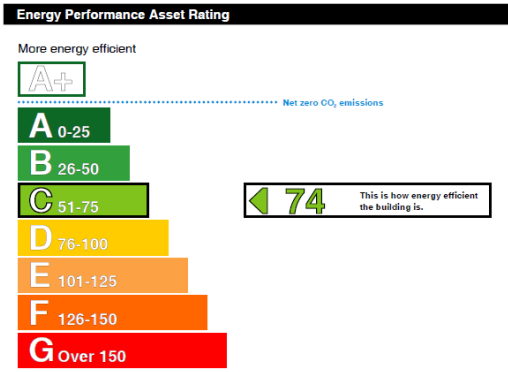


Energy Performance Certificate  HM Government
Non-Domestic Building

Regency House
 6b Queen Street
 GODALMING
 GU7 1BD

Certificate Reference Number:
 0209-9596-1730-9790-3803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.



Technical information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	45	If newly built
Total useful floor area (m ²):	128	97	If typical of the existing stock
Building complexity (NOS level):	3		

Viewing

Strictly by appointment with the sole agents:



Owen Shipp
 COMMERCIAL

01483 450115
www.owenshipp.co.uk

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.

Owen Shipp Commercial
 Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH www.owenshipp.co.uk