

# DETACHED OFFICE & STORES BUILDING WITHIN A 0.21 ACRE PLOT AND EXCELLENT ACCESS TO THE A31



2,007 ft<sup>2</sup> (186.66 m<sup>2</sup>) **Ideal for Various Alternative Uses (stp)**

FOR SALE FREEHOLD "OIRO £675,000"

**COLTWOOD HOUSE, 2 TONGHAM ROAD, RUNFOLD,  
FARNHAM, SURREY, GU10 1PH**

7 Alexandra Road  
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- ▶ **Private Car Parking to both the Front and the Rear of the Premises**
- ▶ **Unrestricted Parking within Tongham Road**
- ▶ **Rare Freehold Opportunity**
- ▶ **Toilet and Kitchen Facilities**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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- ▶ **Rear Garden, Car Park, Double Garage & Detached Store Building**
- ▶ **Brilliant Location for Road Access to the A31 and A331 Blackwater Relief Road**

## LOCATION

The premises are located close to the corner of The old Guildford Road and Tongham Road, a short drive to the main access to the A31 and A331 Blackwater Relief Road, and beyond to Junction 4 of the M3 Motorway.



## DESCRIPTION

The property comprises a detached Victorian period building with an excellent amount of private parking (and potential to increase this subject to planning), plus legal parking within Tongham Road. The property has been extended in the past providing a good number of offices throughout the building, and a separate Annex section affording a self-contained letting or owner/occupation, and has its own toilet/bathroom and Kitchenette facilities. Central heating boilers in the main building replaced around 4 years ago, and approx. 2 years ago in the annex.



Archive Picture of the Annex

**ACCOMMODATION** Approximate floor areas as follows:-

**Main Building**

Ground Floor	670 ft <sup>2</sup>	(62.25 m <sup>2</sup> )
First Floor	616 ft <sup>2</sup>	(57.22 m <sup>2</sup> )

**The Annex**

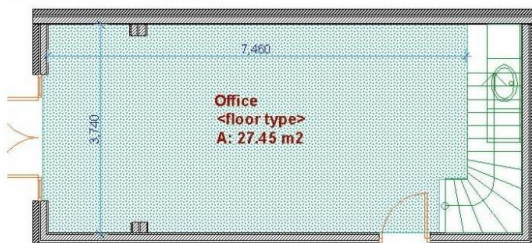
Ground Floor	295 ft <sup>2</sup>	(27.45 m <sup>2</sup> )
First Floor	151 ft <sup>2</sup>	(14.08 m <sup>2</sup> )

**The Studio/Garage/Store (part fitted as offices and stores)**

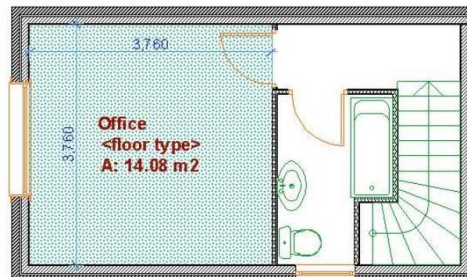
275 ft <sup>2</sup>	(25.66 m <sup>2</sup> )
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<b>Total Floor Area</b>	<b>2,007 ft<sup>2</sup></b>	<b>(186.66 m<sup>2</sup>)</b>
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**Floor plans – Not to Scale – The Annex**

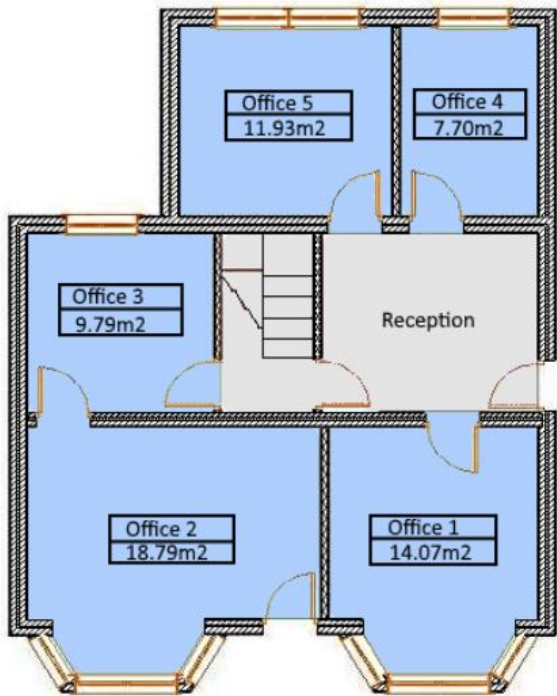


Hop Fields Annex - Ground Floor  
4 Tongham Road, Runfold, Farnham Surrey. GU10 1PH

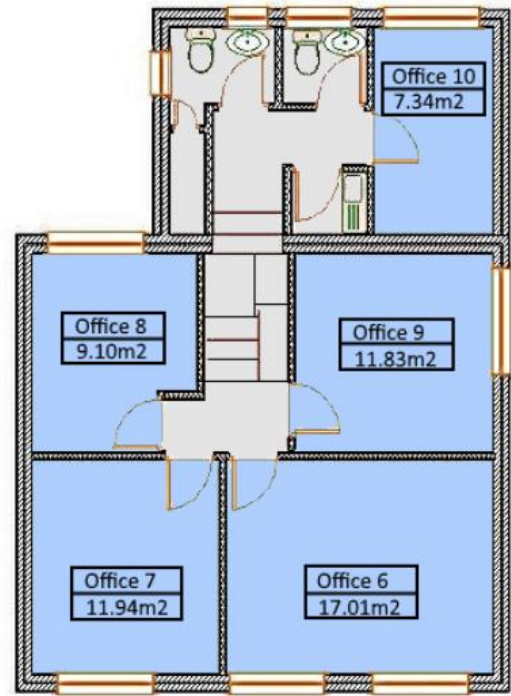


Annex - First Floor

**Main Building - Not to Scale.**



**Coltwood House, Runfold - Ground Floor**



**Coltwood House, Runfold - 1st Floor**

**FOR SALE:**

Freehold interest of the property is For Sale for “Offers in the Region of £675,000”.

We understand from our client that VAT will be chargeable on the sale.

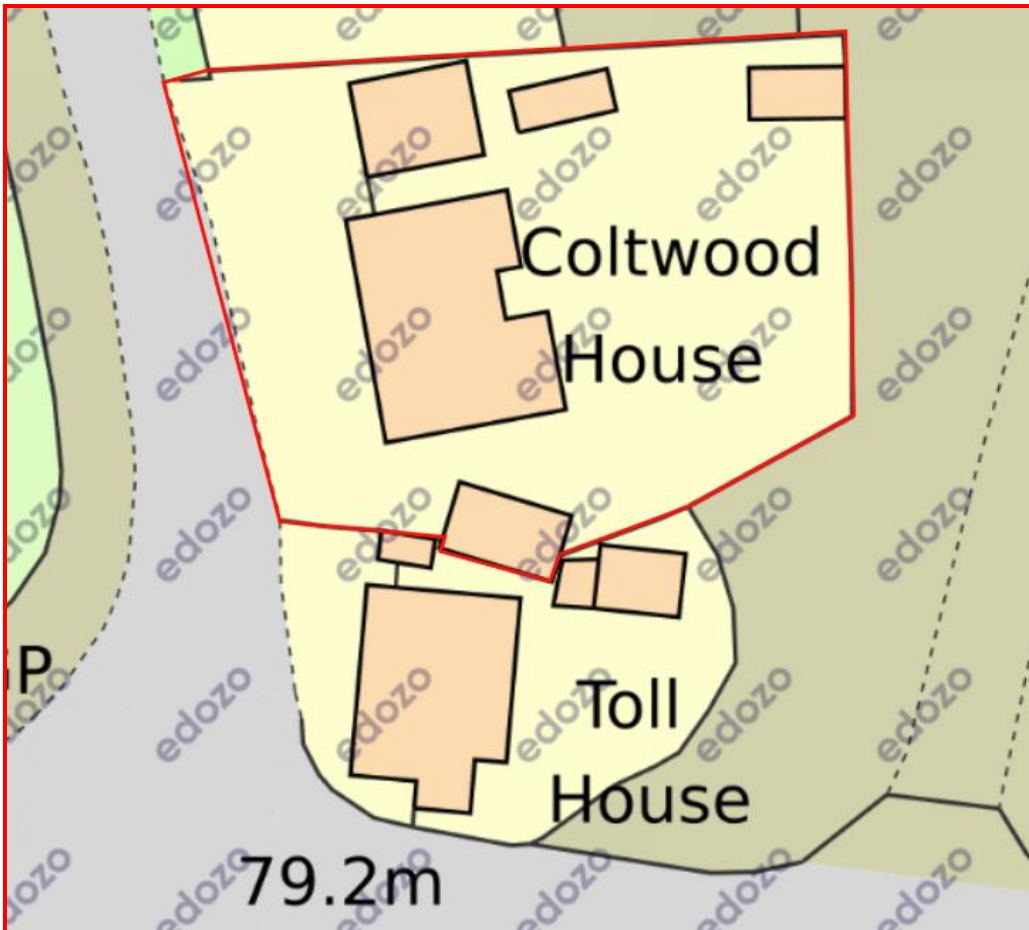
**LEGAL COSTS** Each party to bear their own legal costs.

**EXISTING TENANCIES & RENTS:**

When all the offices are let out our client receives a net rent of £59,534 pa, however, suites 5 & 6 will be vacant, so currently the net rental income is £47,584 pa. However, these vacant suites offer potential for an owner/occupier to locate their business within the building partially and benefit from the remaining rental income.

**ADDRESS (IMPORTANT):**

Please note that the annex building and garage have a different address to that of the main building, the address is “Hop Fields”, 4 Tongham Road, Farnham, GU10 1PH.



This plan is not to scale and is for indicative purposes only

### DIRECTIONS

From the Shepherd and Flock Round-a-bout in Farnham, proceed East along the A31 dual carriageway to Guildford, take the first turning (slip road), which brings you back over the A31, at the T junction turn right into Guilford Road, then Tongham Road will be found approximately a quarter of a mile on the right hand side. When you turn into Tongham Road, Coltwood House is the second property on the right hand side.

### ENERGY PERFORMANCE CERTIFICATES (EPC)

#### Main Building

76-100	D	94   D
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#### Annex

76-100	D	89   D
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Archive picture showing the Garage adj to the annex fitted as offices

## VIEWING

**Strictly** by appointment only with the **Sole Agent:**

David Savage

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**REF**

16/002C