

D1 (Non Residential Institutions), Office

TO LET / FOR SALE



CURCHOD&CO

INCORPORATING LONDON CLANCY

AVAILABLE APRIL 2024



Vale House

Wharf Road, Ash Vale, GU12 5AR

Office building with potential to convert to D1 use (STP)

3,513 sq ft

(326.37 sq m)

- Located in the centre of Ash Vale
- Capable of being used for a variety of uses including dentist, children's nursery or doctors etc (STP)
- Kitchen / 4 x WC's
- 7 car spaces at the rear
- Gas central heating
- Free on street parking

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	3,513 sq ft
Rent	£17.50 per sq ft
Rates Payable	£19,710 per annum
Rateable Value	£39,500
EPC Rating	D (99)

Description

The property comprises a detached two storey office situated in the centre of Ash Vale with multiple retail shops close by. The property has the benefit of 7 private car parking spaces at the rear of the building.

The property has potential to be used for other uses such as a dentist, doctors (requiring a change of use to D1) or a children's nursery which fall within Class E which we understand is the current consent. For further information please contact Guildford Borough Council planning department.

Location

The property is situated on the edge of Ash Vale within close proximity to Ash train station as well as multiple local shops such as the Co-op and Vale Furnishers.

The A331 is a short drive from the village and provides fast access to the Black Water Valley towns with access to Junction 4 of the M3 to the north and south the A3 via A31.

Ash Vale is a village that is in the borough of Guildford in Surrey. The village has a population of just under 6000.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,741	161.74
1st - Office	1,772	164.62
Total	3,513	326.36

Terms

The property is available to let on full repairing and insuring terms. Our client would also consider a freehold sale. Further details on application.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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