

BOURNE HOUSE

QUEEN STREET | GOMSHALL | SURREY | GU5 9LY



SURREY HILLS OFFICE BUILDING WITH PARKING
FOR SALE / TO LET | 4,199 SQ FT (391 SQ M)



LOCATION

The property is situated in the attractive Surrey Hills village of Gomshall within an area of Outstanding Natural Beauty along the A25 corridor between Guildford and Dorking. The village benefits from its own railway station providing regular services to Guildford, Dorking, Reading, Gatwick and London Waterloo (via Guildford).

Between Gomshall and nearby Shere (0.5 miles), the villages provide a good level of amenity including; pubs, restaurants, cafes, local shopping as well as extensive country walking / cycling further afield.



DESCRIPTION

The property comprises a detached, three-storey office building which we believe was built in the early 2000's to a modern office specification. Each of the three floors has been designed in a mainly open-plan format benefitting from excellent natural light. Each floor benefit from a kitchen facility and WC's located off the landings within the 'core' of the building.

Externally, the property benefits from good parking provision (both surface and part under-croft) and an attractive lawned area at the rear of the building.



BOURNE HOUSE

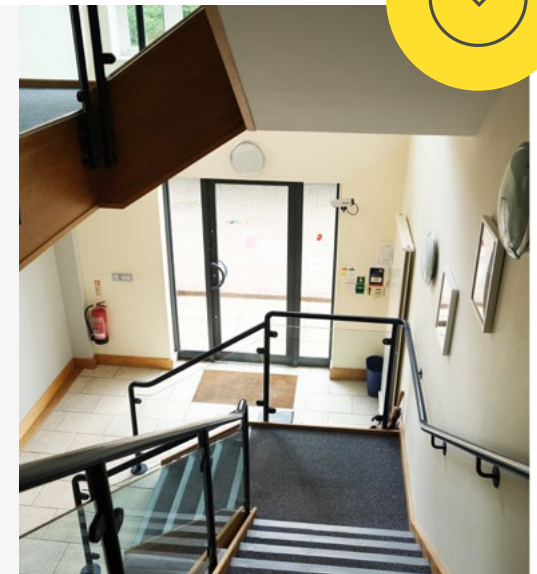
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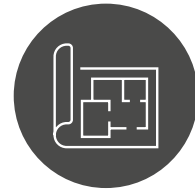
KEY BENEFITS

- Rare opportunity to acquire the freehold interest.
- Lease available on terms to be agreed.
- Attractive rural location in an AONB.
- Good transport links.
- Flexible uses.
- Modern asset ideal for SIPP / SSAS investment vehicles.
- 14 parking space plus ability to double park more.

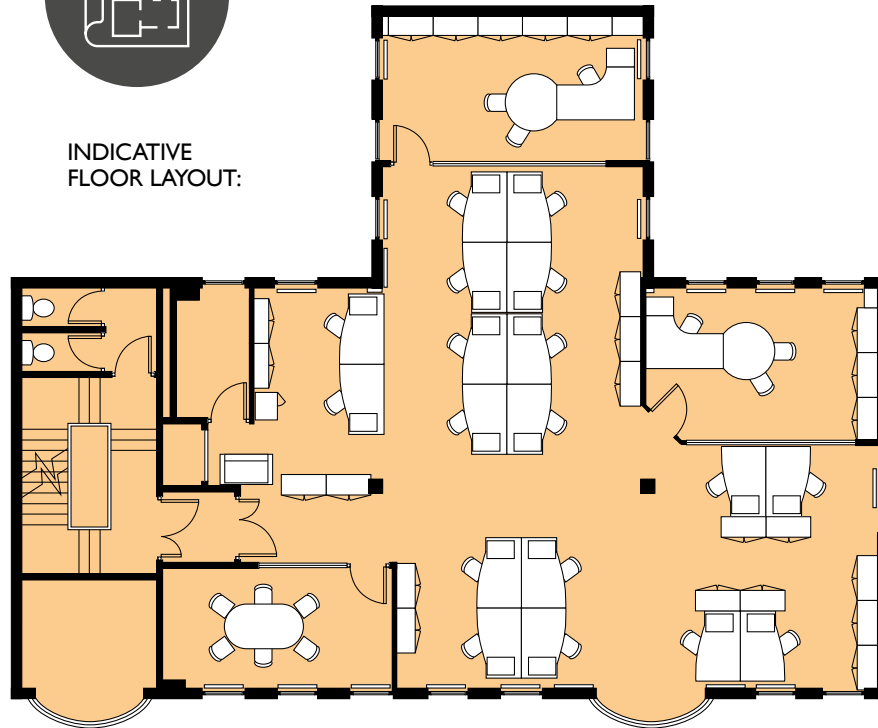


ACCOMMODATION

| FLOOR | SQ FT | SQ M |
|--------------|--------------------|-----------------|
| Ground floor | 1,378 sq ft | 128 sq m |
| First floor | 2,013 sq ft | 187 sq m |
| Second floor | 808 sq ft | 75 sq m |
| Total | 4,119 sq ft | 390 sq m |



INDICATIVE FLOOR LAYOUT:



EXITING TENANCY

The property is currently tenanted in its entirety by way of a lease vested in Omnium Capital Limited (company no. 04375284) expiring 2nd February 2025 (due to an exercised tenant break option) with an annual rent of £75,600.00.

Furthermore, the tenant has also sublet the ground floor to a third party tenant who have indicated a preference to remain beyond February 2025 if offered a new lease. Therefore, there is potential for an incoming purchaser / head-tenant to benefit from a continuity of income on the ground floor if of benefit and subject to agreement with the current subtenant.

VAT

The property has been elected for VAT so will be payable on either the purchase price or rent.

EPC

The property has an EPC rating of C(75). A copy of the certificate is available on request.

TENURE

Freehold - The property is available to purchase freehold either subject to the existing tenancy / income OR conditional upon vacant possession in February 2025.

Offers invited in excess of £1,150,000 (+VAT).

Leasehold – Alternatively, the property is available to let at an annual rent of £95,000.00 (+VAT) for a term to be agreed.

VIEWING & FURTHER INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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