

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY.

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RARE AND VALUABLE FREEHOLD MOTOR TRADE PREMISES FOR SALE

CHANDLERS GARAGE
THE GREEN
ELSTEAD
SURREY, GU8 6DA



Description

Single storey motor trade premises mainly constructed of brick under pitched and flat roofs providing workshops, offices, reception, stores, parking and sales display areas. All former tanks associated with fuel sales have been de-commissioned in accordance with the regulations. The site has a current MOT licence.

Important note. The additional workshop detached from the main building may be available to rent if required.

Situation

Located in a very prominent location on the main road through Elstead (Godalming to Farnham) opposite the Village Green and main village shop. Elstead is a thriving settlement about 2 miles off the A3 Trunk road at Milford. Main towns in the area include Godalming, Guildford and Farnham.



Accommodation

Description	Approximate measurements in sq ft and sq m
Main workshop, reception and office	1834 / 170
Perspex stores	186 / 17
Wooden garage	150 / 14
Total approx. measurement	2170 / 201
Site area (site plan attached)	Around 6000 / 557

Rateable Value

To be re-assessed

EPC

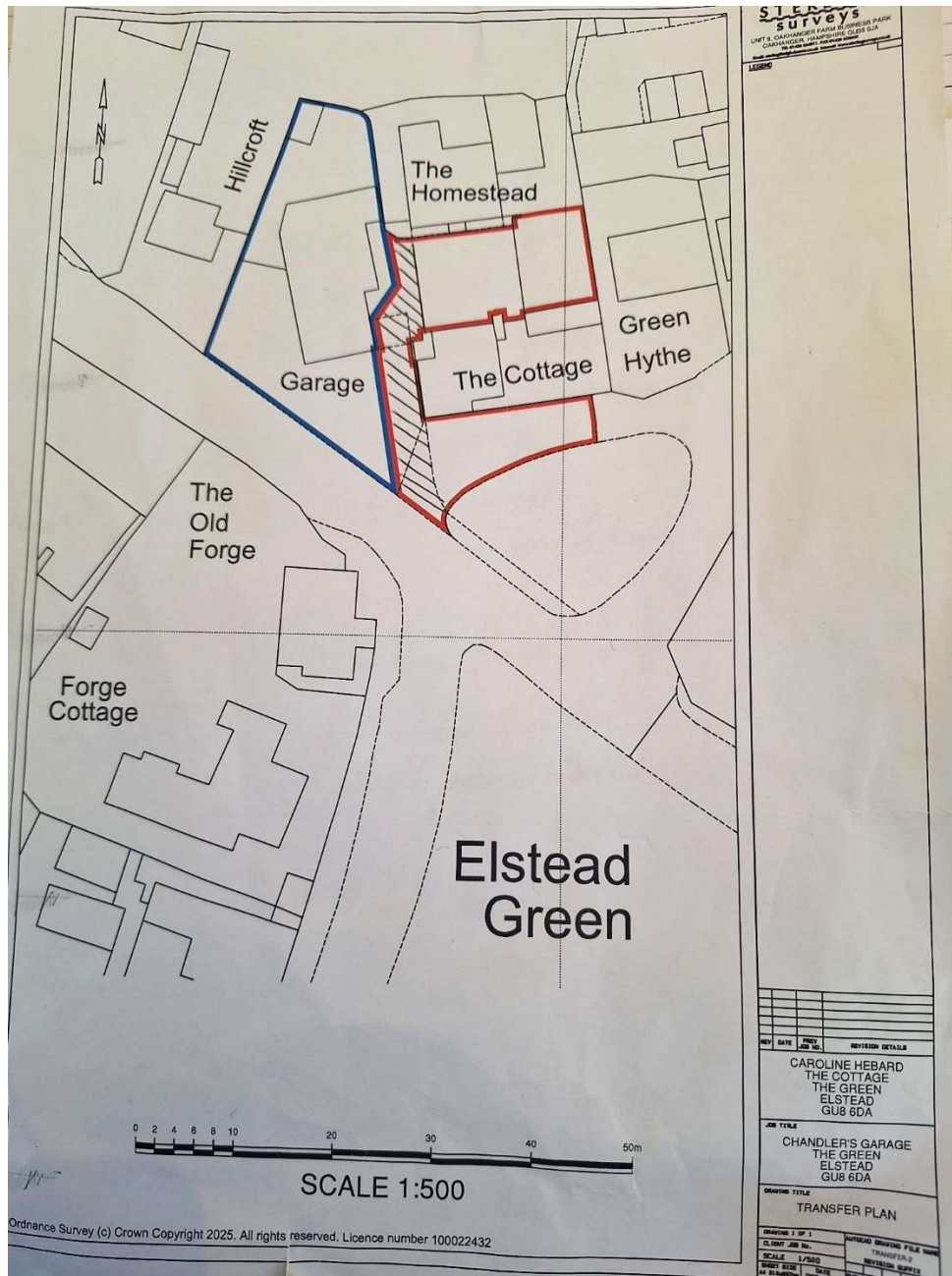
Commissioned

Price Guide

£795,000stc no VAT

*****Please note that the Blue land on the plan is for sale, the hatched area is a right of way and the red land is retained by a third party (including the second workshop)**

Site Plan (not to scale)



**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.