



Owen
Isherwood
CHARTERED SURVEYORS

**TO LET/FOR
SALE**

FREEHOLD DEVELOPMENT/OWNER OCCUPIER
OR CLASS 'E' LEASEHOLD OPPORTUNITY

8,898 Sq. ft. (826.63 sq. m)

CAVENDISH HOUSE, SYDENHAM ROAD, GUILDFORD, GU1 3RX

LOCATION

Cavendish House is located behind the main high street in a predominantly residential location in a prominent location at the junction of Sydenham Road with Bright Hill. There are a variety of car parks nearby as well as visitor parking directly outside the property.

DESCRIPTION

The property is essentially single storey with a wide frontage to Sydenham Road in use as a trade counter/retail showroom with further showroom at lower ground floor. The ground floor showroom has an internal clear height of 3.32m and the lower showroom 2.56 m. There is access to a warehouse/storage section from the side of the property.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor	3,798	352.76
Lower Ground Floor	3,530	328.00
Warehouse	1,570	145.87
Total	8,898	826.63

PLANNING

Current use is A1 retail with other uses under Class E permitted. Subject to planning offers will be considered on their merits. Interested parties should make their own planning enquiries with GBC.

RENT/PRICE

On a new lease £160,000 pax. Freehold sale offers in excess of £2.5 million.

RATES

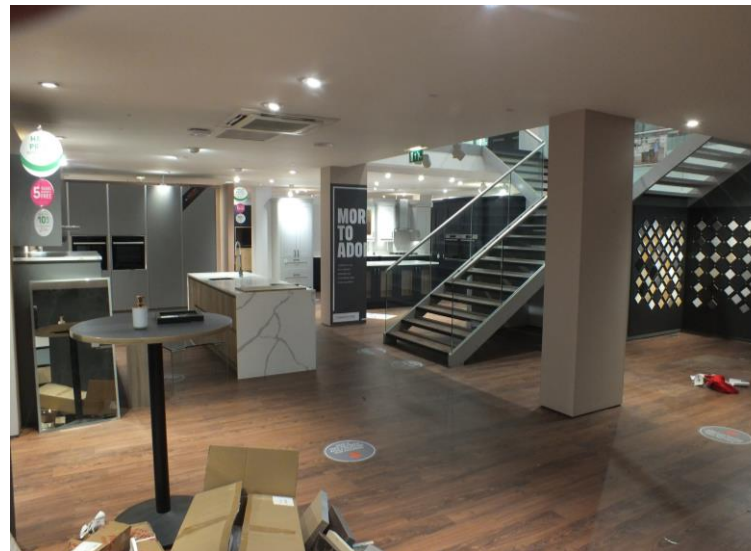
Rateable Value: £81,000 UBR 51.2p in the £
Rates Payable (22/23): £41,326.20

EPC

D- 81

LEGAL COSTS

Each party to bear their own legal costs



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.

T: 01483 300 176

www.owenisherwood.com

1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Adam Fenney

T: 01483 300 176

M: 07983 204 530

E: adam@owenisherwood.com

Peter Bellion

T: 01483 300 176

M: 07905 419795

E: pab@owenisherwood.com