

PRICE REDUCTION



Owen
Isherwood
CHARTERED SURVEYORS

FOR SALE

Rare Freehold opportunity in Town Centre.
This Property is available for Office / Community Use.

Regent House, Ward Street, Guildford, Surrey, GU1 4LH

LOCATION

A self-contained Grade 2 listed detached building in the town centre just off North Street. Regent House is in a convenient location for shopping, restaurants and public transport.

DESCRIPTION

The building provides accommodation on lower ground, ground and two upper floors with some unique features. Each floor has separate male and female toilets.

The property has a total net internal area of 4,912 sq ft (456.38 sq m).

Ideal opportunity for owner/occupier investor.

Business Rates

The property has a 2023 rateable value of £91,500 described as a Dance Centre.

The Uniform Business rates for 2023-24 is 51.2 p in the £.

PROPOSAL

The property to be sold with vacant possession. Potential for residential conversion or alternative uses subject to planning. Purchaser should make their own enquiries.

PRICE

Offers are invited in excess of £1.25 million subject to contract only. VAT may be payable on the sale.

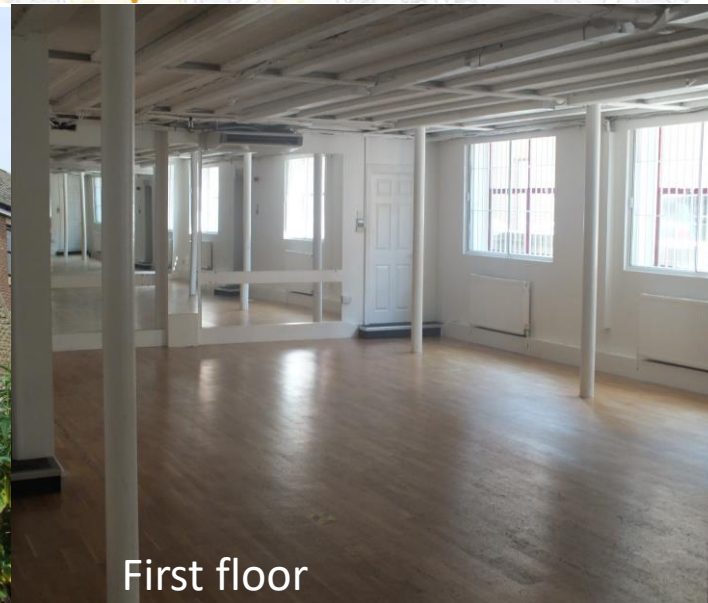
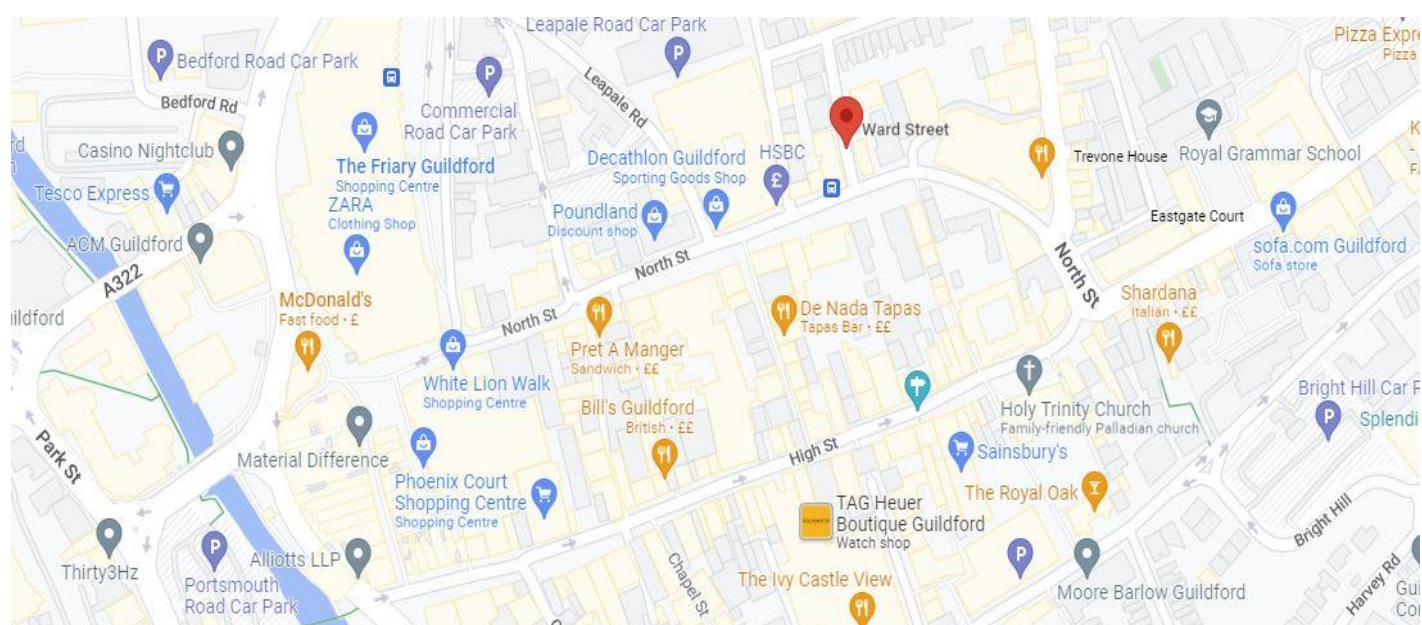
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A copy is available upon request.

LEGAL COSTS

Each party to bear their own legal costs.



First floor

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.

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