



Owen  
Isherwood  
CHARTERED SURVEYORS

**FOR SALE**

HIGH QUALITY "E" CLASS FREEHOLDS

2,565 sq. ft. (238.26 sq. m.)

HURST HOUSE & HURST COURT, HIGH STREET, RIPLEY, SURREY GU23 6AZ

## LOCATION

Located within the prime section of High Street in Ripley and adjacent to the village green; Hurst House is a multi-occupied serviced office building. Hurst Court is a self-contained "E" Class Unit located to the rear of Hurst House. There is a free public car park less than 5 minutes from the property and nearby occupiers include Café Beirut, The Ship Inn, and Ripley Post Office.

## DESCRIPTION

Hurst House was previously owner occupied by a professional firm for c35 years and has recently been refurbished to a high standard. The space offers self-contained, inclusive, office accommodation on flexible Licence terms. There are a variety of different suite sizes available and the premises benefits from a shared kitchenette, meeting room and WC's. Hurst Court is formed of mainly open plan space with stud work kitchenette and WC's to each side. Internally the property presents well with carpeted floors and suspended ceiling and included within the demise is a parking area located immediately in front of Hurst Court.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Hurst House	1,330	123.56
Hurst Court	LET	LET
Total	2,565	238.26

5 Parking Spaces included.

## PRICE

£950,000 for the benefit of the Freehold Title for both properties

## TENURE

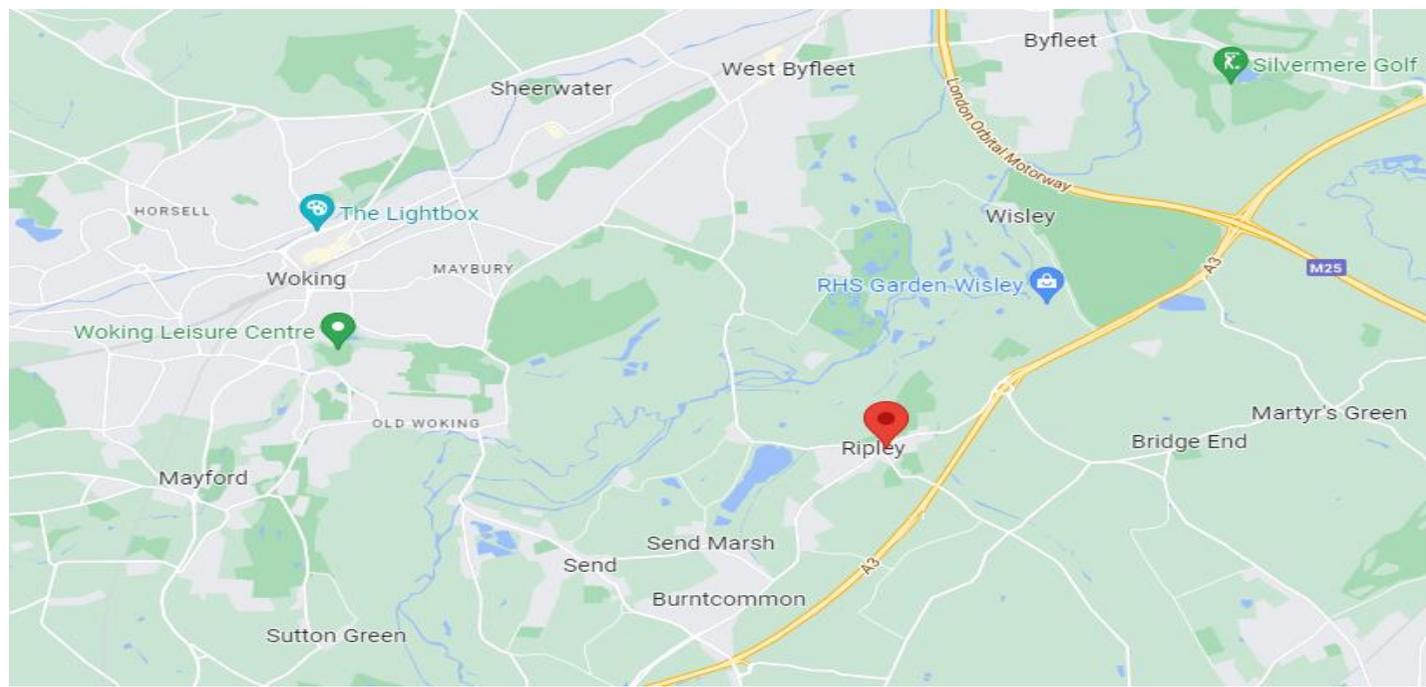
Hurst House has the benefit of rooms let as a Serviced Office offering; with the total income being £45,240 p.a. – with one vacant suite remaining (G2). The remaining room could either be let for additional income or owner occupied. Hurst Court is now let on a 5 year lease for an average annual rent of £16,320.

## EPC

Hurst House: C-17 Hurst Court: D-98

## 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

Alex Bellion  
T: 01483 300 176  
M: 07971 756068  
E: alex@owenisherwood.com



