



Owen  
Isherwood  
CHARTERED SURVEYORS

**FOR SALE**

Mixed Use Investment  
1,634 sq. ft. ( 151.8 sq. m),

Stamford Cottage, High Street, Ripley, Surrey, GU23 6AA

## LOCATION

Ripley is an attractive village located approximately 7 miles to the North East of Guildford and 5 miles to the South East of Woking. The A3 northbound exit is minutes away from the subject property offering easy onward access to the M25 (J10), M3 and M4, with the southbound exit situated in Send only 5 minutes' drive.

The closest train station is Woking Station (approx. 4.5 miles away) offering good services between London Waterloo and Portsmouth Harbour, as well as other connections to Reading and Brighton.

## DESCRIPTION

Stamford Cottage is a picturesque character building located in the middle of Ripley High Street. The subject premises are formed of two units, the left-hand ground floor retail unit trading as Ilsanto Hair Salon and the right-hand side formed of a three-bedroom house. The residential element benefits from a garden area to the rear and a garage unit.

## ACCOMMODATION

The accommodation comprises the following areas:

AVAILABLE	SQ FT	SQ M
Total	1,634	151.8

## TENURE

Ilsanto let on a 7 Year lease from 21<sup>st</sup> Feb 2021 at a rent of £13,500 per annum.

3 Bed House let at £16,800 per annum on an AST.

## PRICE

£495,000 (+VAT)

## RATES

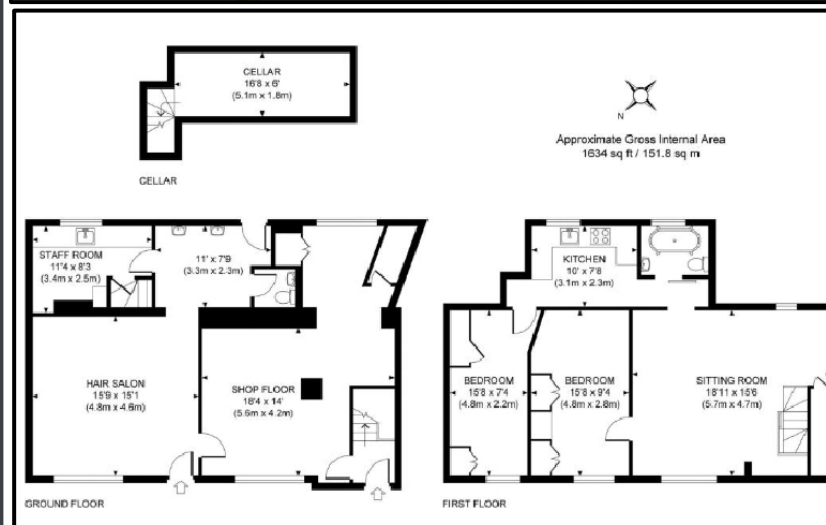
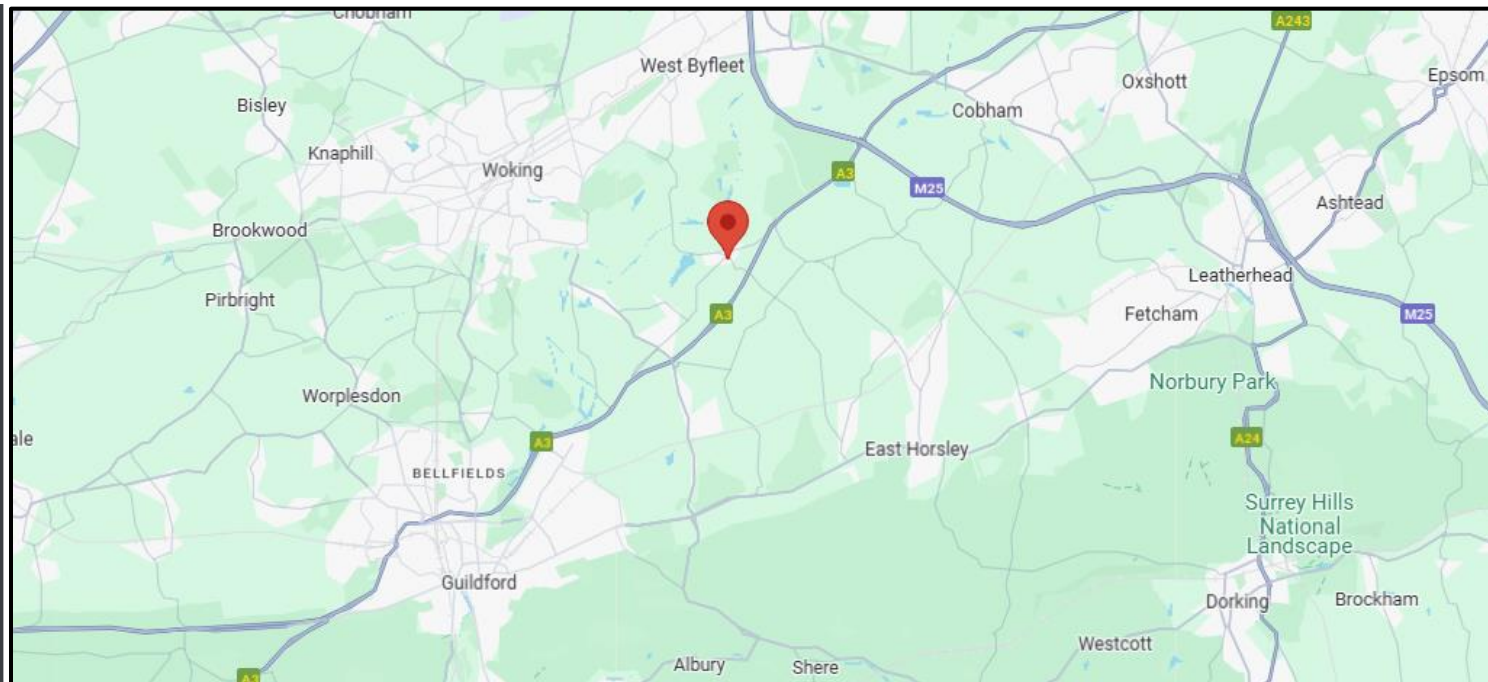
Retail Unit – Rateable Value £7,300  
Residential section – Council Tax Band C

## EPC

D - 80

## 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

**Charlie Williams**

**T: 01483 300 176**

**M: 07456 899972**

**E: charlie@owenisherwood.com**