

CHARACTER LISTED OFFICE BUILDING IN A PROMINENT LOCATION

FOR SALE

3,678 sq ft (341.69 sq m)

QUEEN ANNE HOUSE, BRIDGE ROAD, BAGSHOT, SURREY, GU19 5AT

Price – Offers in excess of £1,000,000



- ▶ Good on-site parking
- ▶ Radiator heating
- ▶ Partial comfort cooling
- ▶ Kitchen and lavatory facilities
- ▶ All mains services connected



commercial property consultants

The Old Hop Kiln
1 Long Garden Walk
Farnham
Surrey
GU9 7HX

T: 01252 710744

www.clareandcompany.co.uk
sales@clareandcompany.co.uk

Farnborough Office
T: 01252 415900

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Regulated by RICS

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LOCATION

Queen Anne House has a frontage to Bridge Road adjacent to the main A30 London Road close to the centre of Bagshot and the railway station.

DESCRIPTION

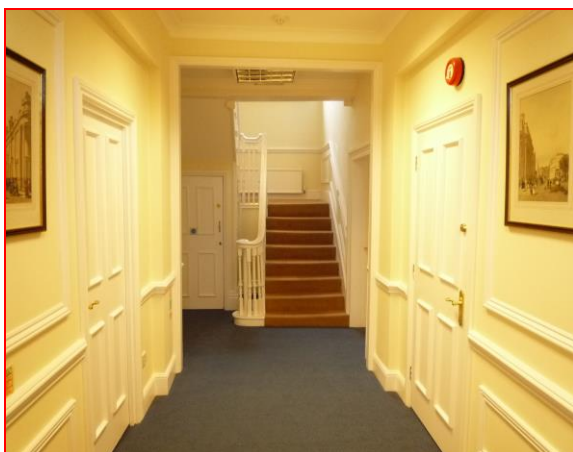
The property comprises a three storey building of brick construction under a pitched clay tiled roof with a single storey extension at the rear of the building under a pitched tiled roof. Traditional materials have been used in the construction of the property. We understand that the original building was constructed circa 1700 with a later extension located at the rear of the premises.

ACCOMMODATION

The accommodation is divided into a series of cellular offices of varying sizes. There is a reception off the car park at the rear of the building and a central staircase provides access to the first and second floor accommodation.

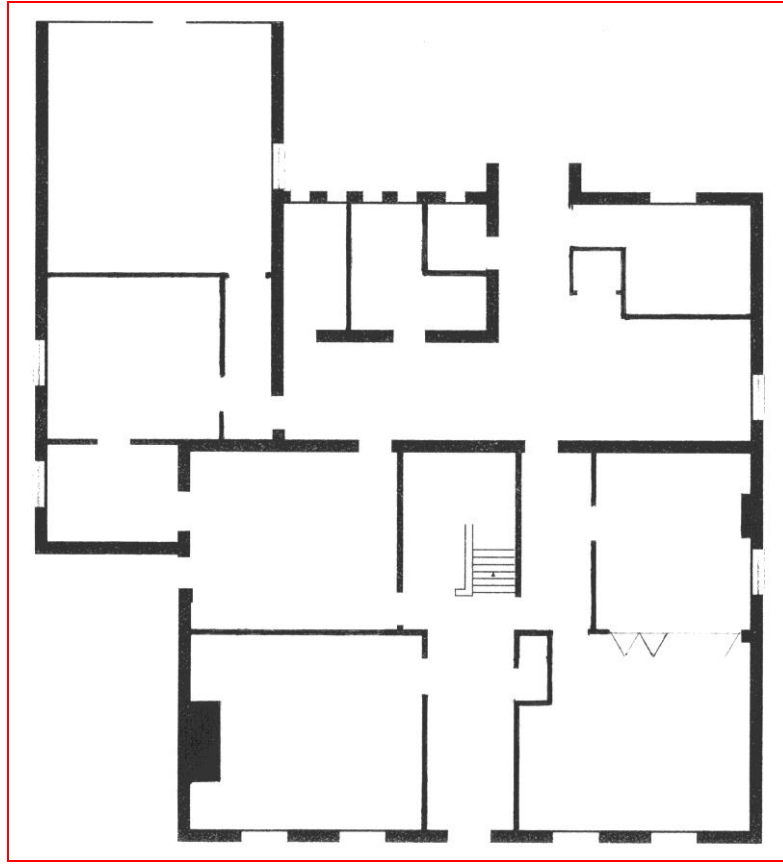
The accommodation is arranged as follows. Please note that the areas are quoted on a net useable basis in accordance with RICS Codes of Measuring Practice for offices:-

Ground Floor Offices	2,164 sq ft	(201.04 sq m)
First Floor Offices	735 sq ft	(68.28 sq m)
Second Floor Offices	779 sq ft	(72.37 sq m)
	3,678 sq ft	(341.69 sq m)

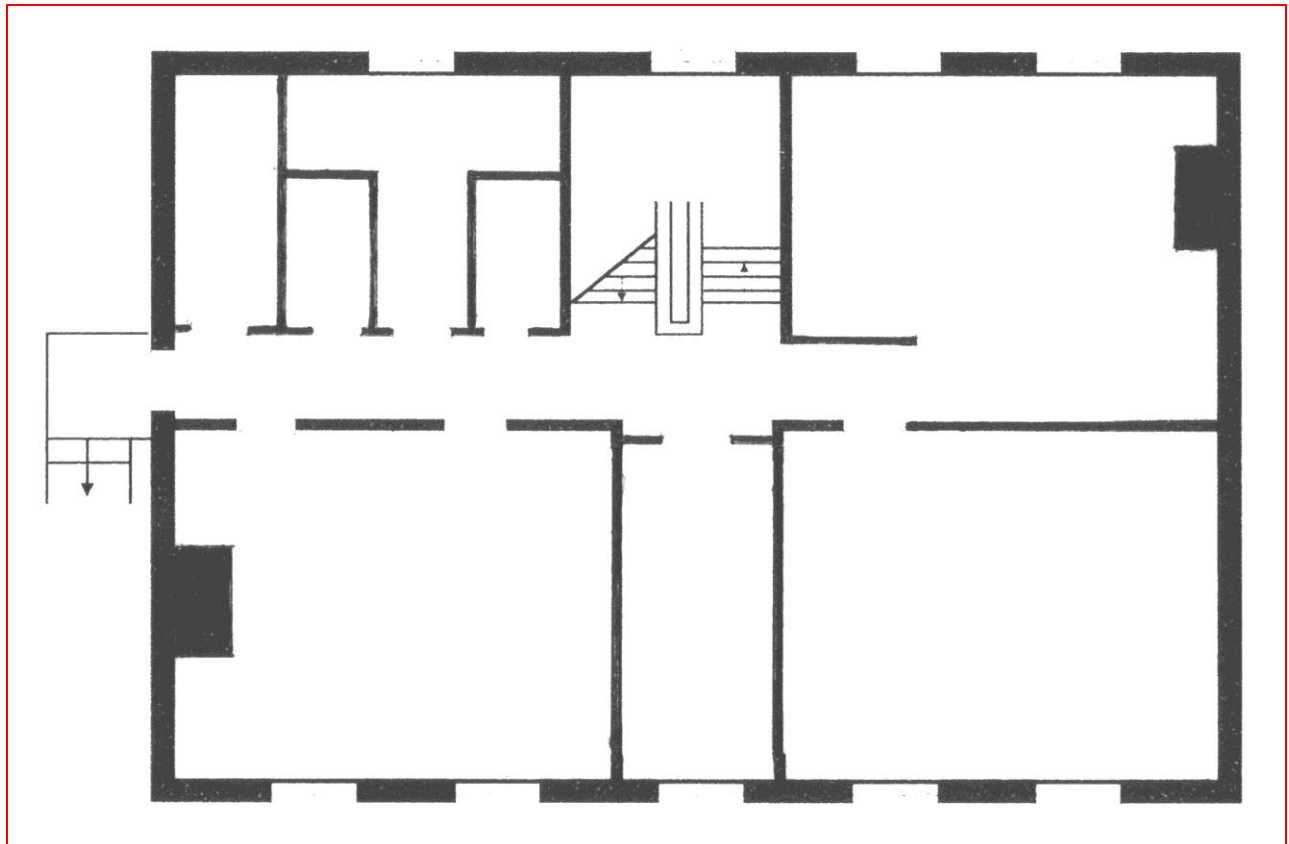


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Ground Floor

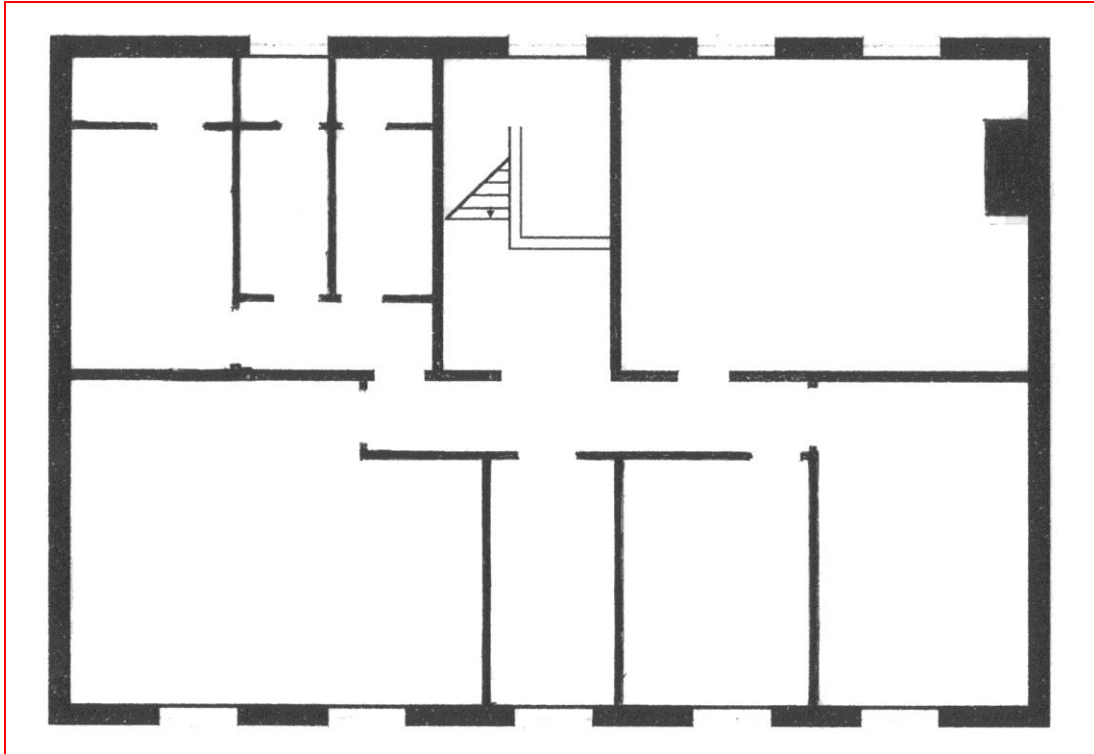


First Floor



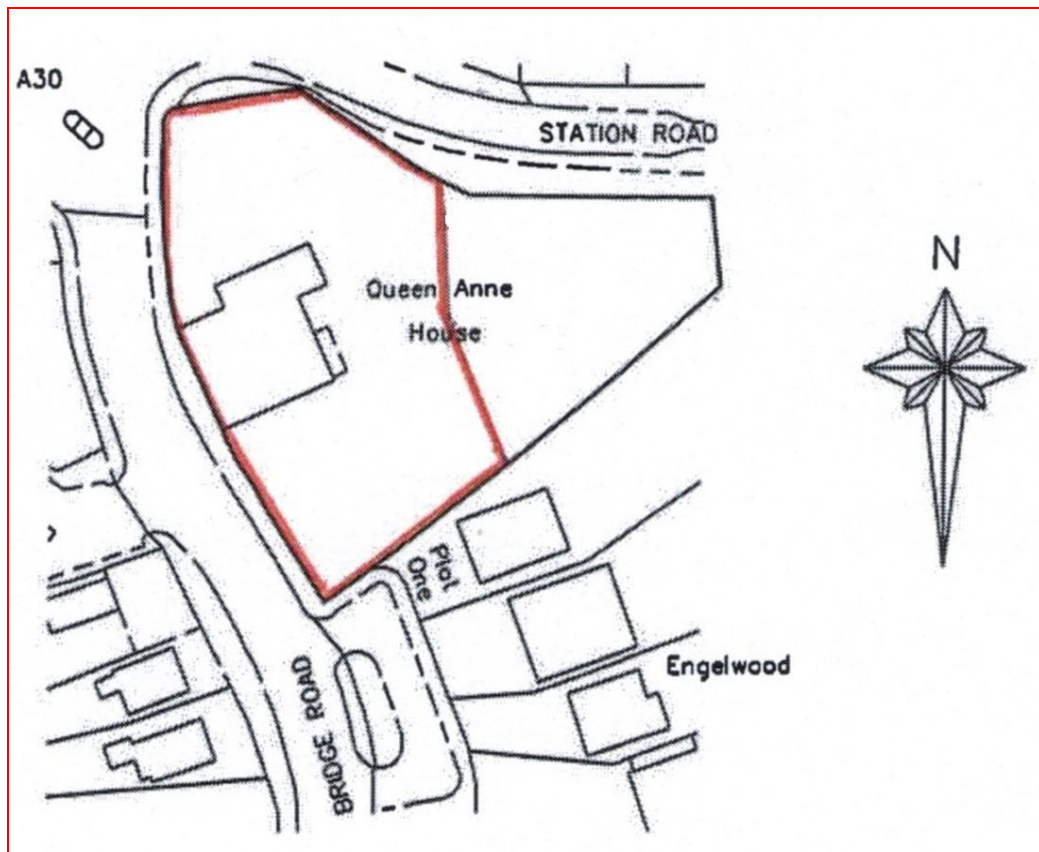
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Second Floor



TENURE

The quoted price is for the area delineated by the red line shown on the plan below. Our client wishes to retain the rear part of the site.



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BUSINESS RATES

The offices are subject to individual assessments. Details on application.

PRICE

Offers are invited for the property in excess of £1,000,000.

VAT

There is no VAT chargeable on the sale of this property.

EPC RATING

No EPC is required as this property is Grade II Listed.

LEGAL COSTS

Each party is to be responsible for its own legal costs.

POSSESSION

Upon completion of legal formalities.

VIEWING

Strictly by appointment with the Sole Agents:-

Clare & Co (Farnham) – Graeme Ricketts – 01252 710744 / gr@clareandcompany.co.uk

Clare & Co (Farnborough) – David Savage – 01252 415900 / ds@clareandcompany.co.uk

REF NO

O/109/8/6/17

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