

276 High Street, Guildford, Surrey





A **prominent and historic** Grade II listed mixed use property occupying a prime location on Guildford's upper high street with gated parking.

Summary of accommodation

Office (Ground floor): Open-plan office with kitchen, cloakrooms and a separate office | Store rooms

Apartment 1 (First floor): Kitchen | Living room | Bedroom | Bathroom

Apartment 2 (First floor): Open-plan kitchen and living room | Two bedrooms | Bathroom

Apartment 3 (Second floor): | Kitchen | Living room | Bedroom | Bathroom

Apartment 4 (First and Second floors): | Open-plan kitchen and living room | Bedroom with en suite bathroom | Bedroom/study | Bathroom | Second floor bedroom with en suite dressing room

Secure, gated parking for six cars | Cellar with communal storage

Total internal floor area: 6,809 sq ft / 632.65 sq m

Distances

Directly on Guildford's Upper High Street, London Road Station, Guildford 489 metres (from 47 minutes to London Waterloo)

Guildford station 0.7 miles (from 37 minutes to London Waterloo), A3 (Guildford northbound) 1.1 miles, A3 (Guildford southbound) 1.8 miles

M25 (Junction 10) 8.2 miles, Heathrow Airport 23.6 miles, Gatwick Airport 24.9 miles, Central London 31.5 miles

(All distances and times are approximate)



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Situation

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

Schools

Royal Grammar School and Royal Grammar Preparatory School, Tornead, Guildford High School, Pewley Down Infant School, Holy Trinity Junior School, George Abbott School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

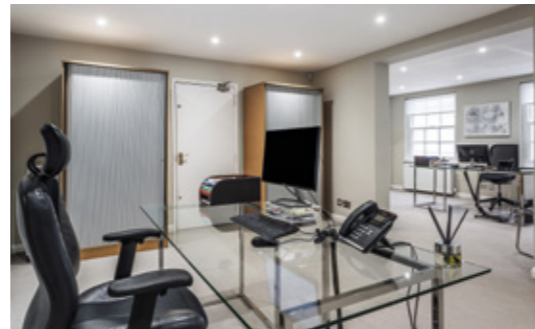
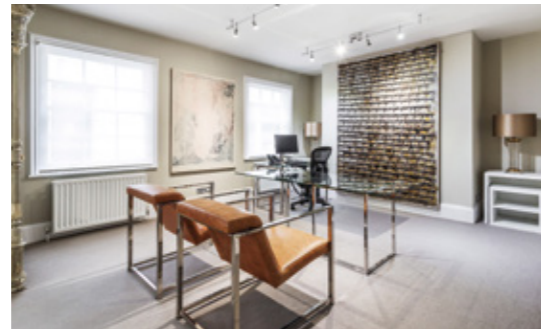
Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.

276 High Street

A wonderful opportunity to acquire a mixed use development totalling 6,809 square feet, including a ground floor office with an open-plan layout and an additional, separate office/meeting room. To the rear is a kitchen and cloakrooms and there are two separate storage rooms. The lower ground floor has three cellars, one of which is communal for all apartments.

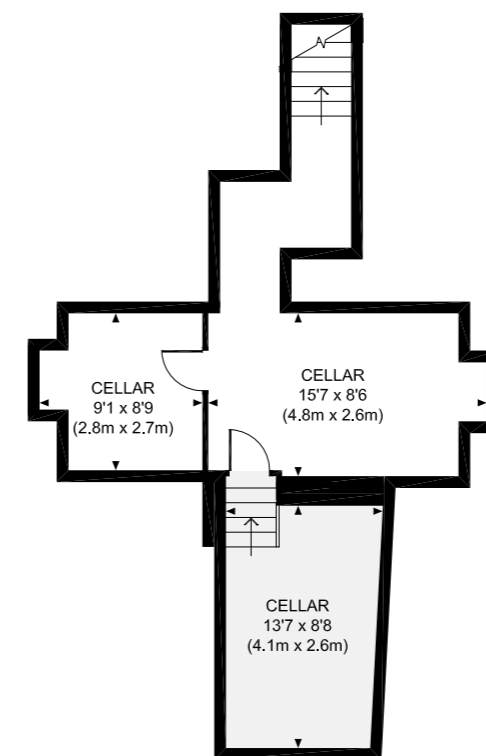
The four apartments have all been beautifully finished with wooden flooring, exposed brickwork details and modern fixtures and fittings.



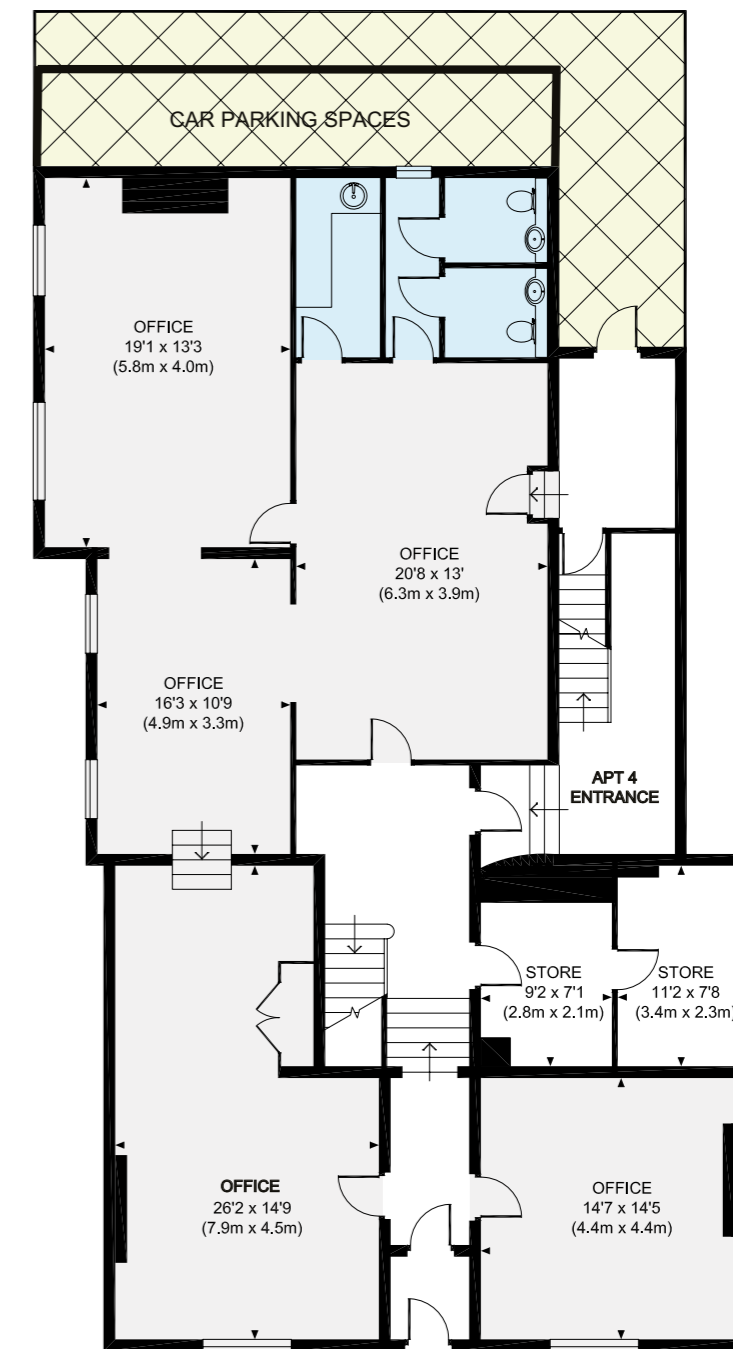
Office

Approximate Gross Internal Floor Area of office excluding communal parts and stores
1,455 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Lower Ground Floor (399 sq ft)



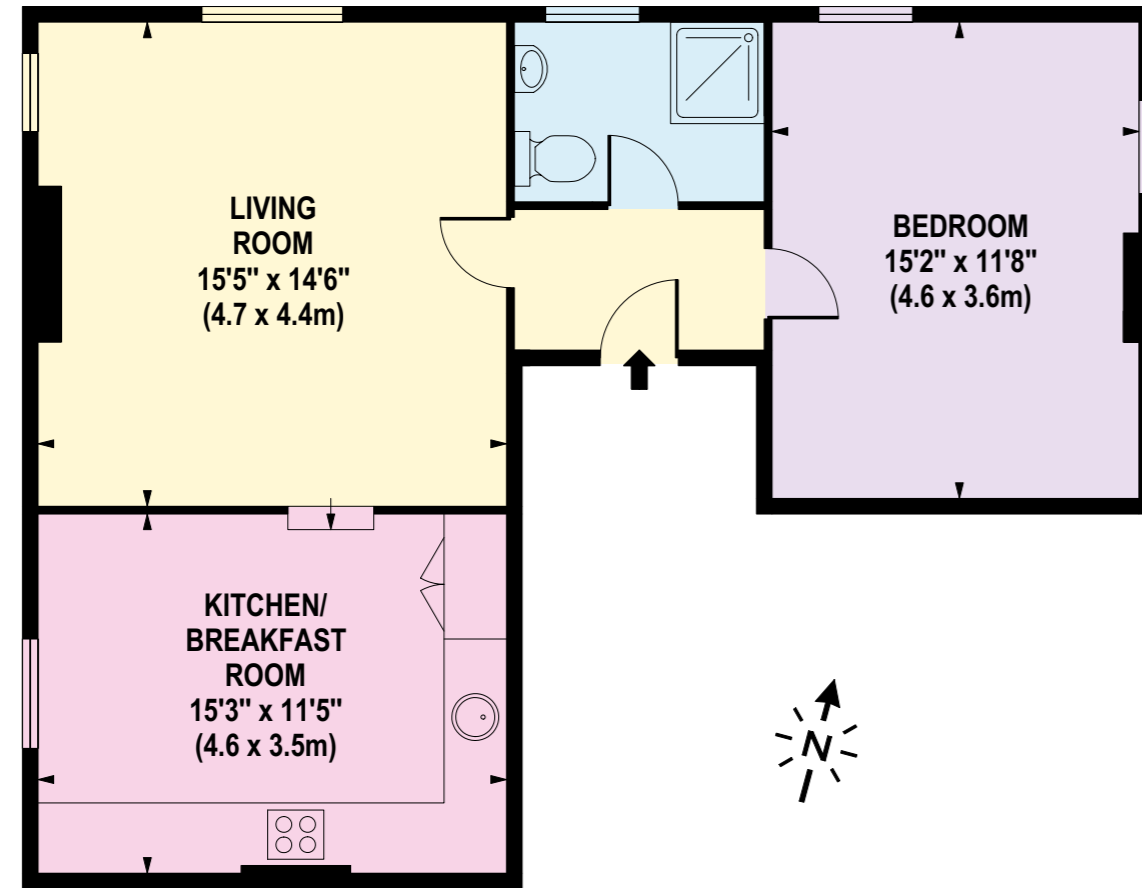
Ground Floor

Apartment 1

Approximate Gross Internal Floor Area
677 sq ft / 63 sq m

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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



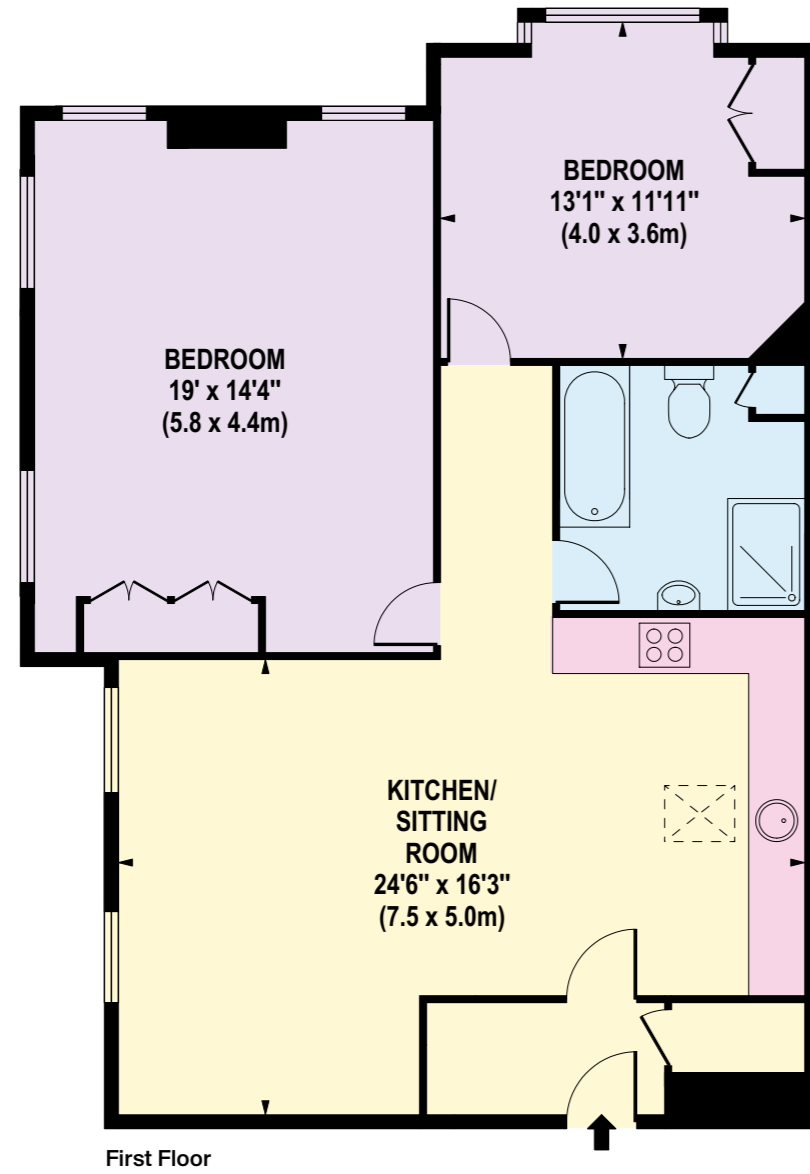
First Floor



Apartment 2

Approximate Gross Internal Floor Area
957 sq ft / 89 sq m

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- Reception
- Bedroom
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- Storage
- Outside

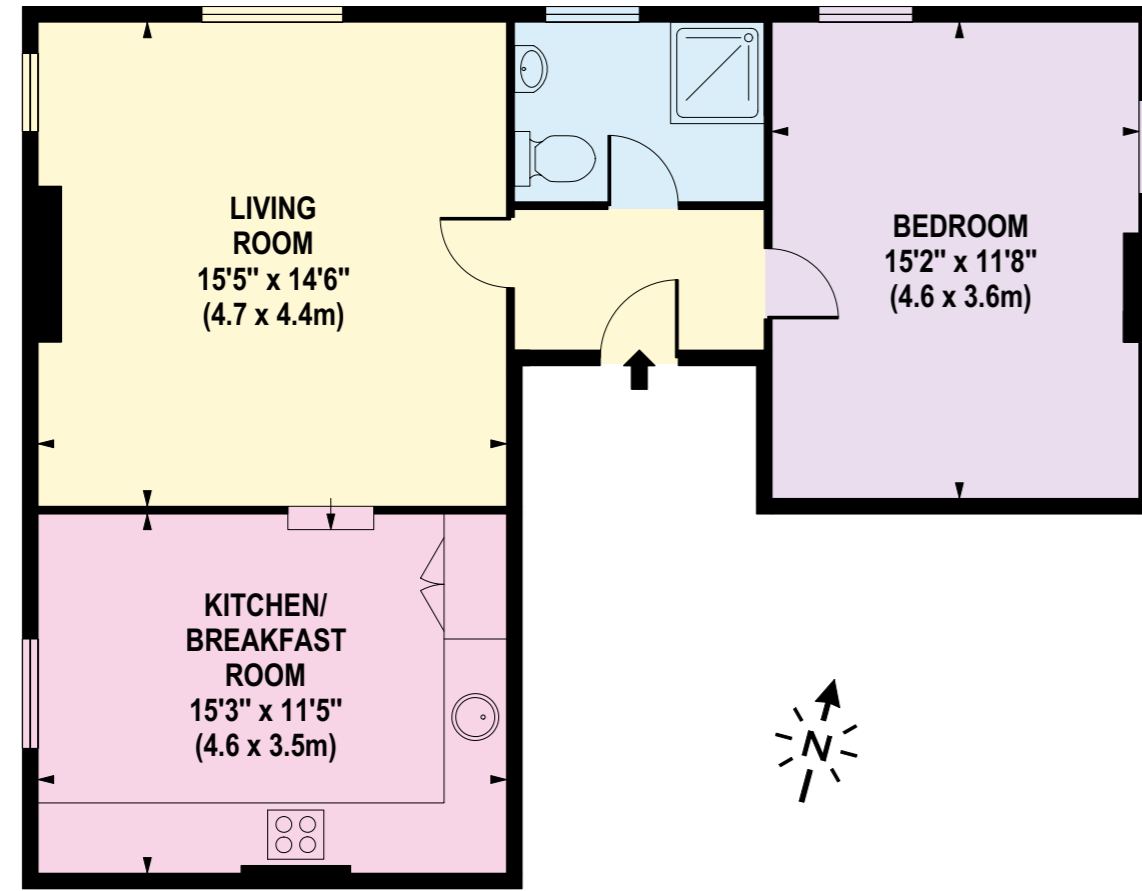


Apartment 3

Approximate Gross Internal Floor Area
677 sq ft / 63 sq m

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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor

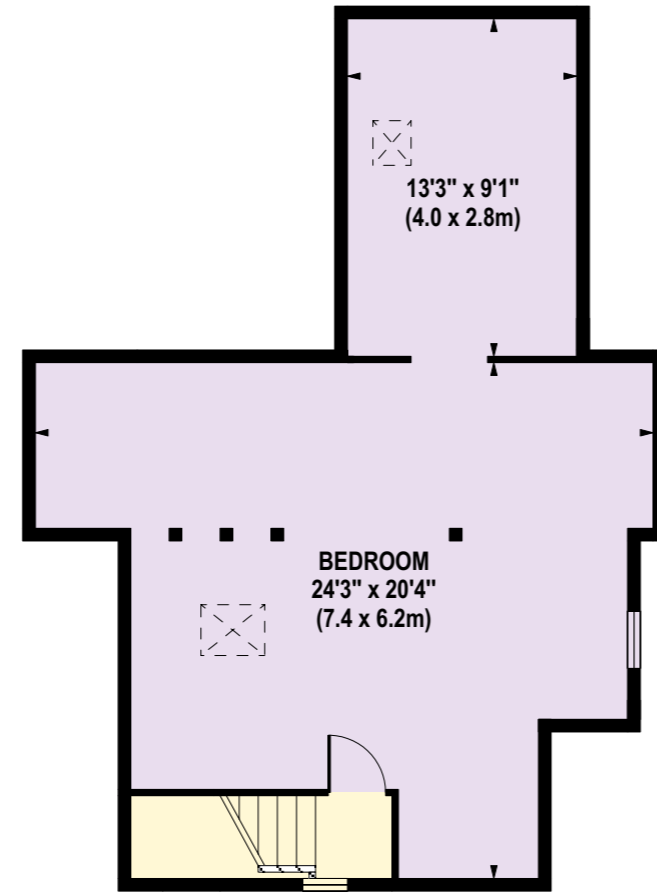
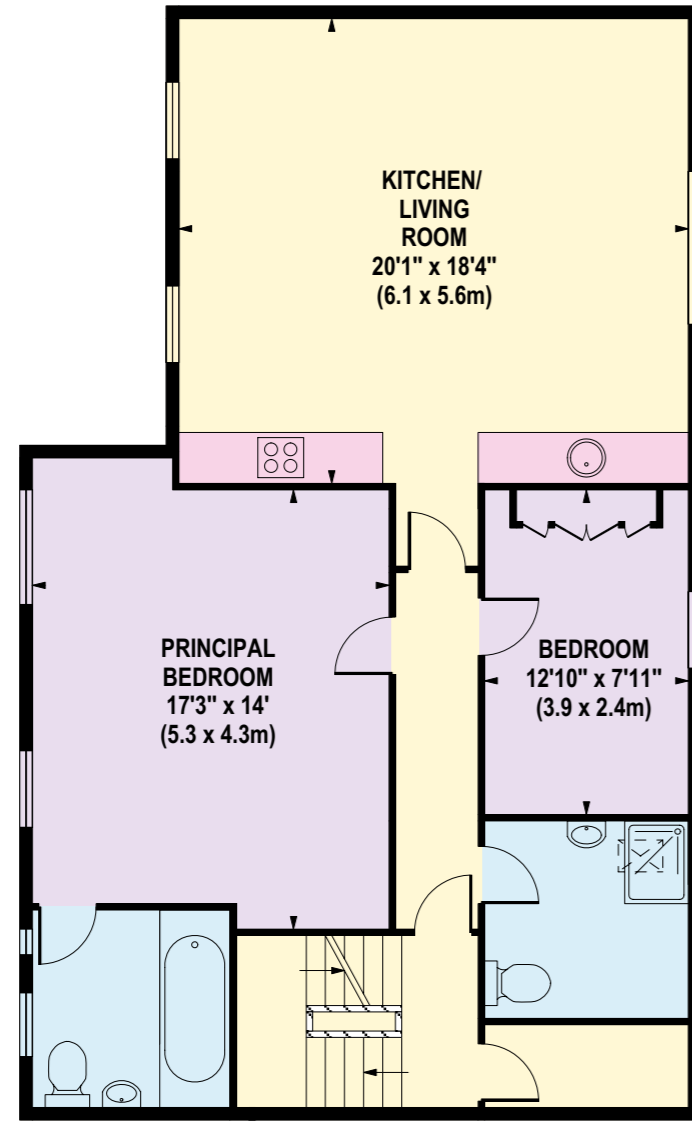
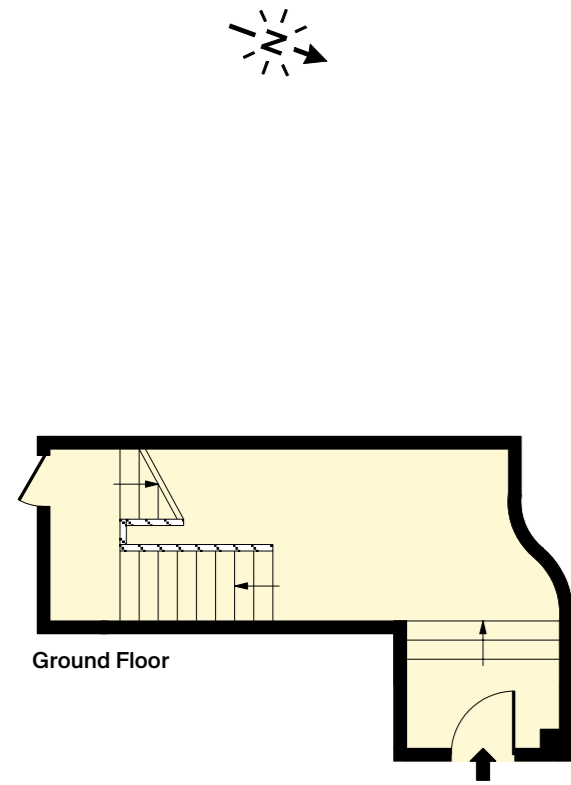


Apartment 4

Approximate Gross Internal Floor Area
1683 sq ft / 156 sq m

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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Services

We are advised by our clients that the property has mains water, electricity, drainage, and gas central heating.

Directions

Postcode: GU1 3JL

What3words: ///trout.laptop.hoping

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band C

EPC Ratings:

Office: Band C

Apartment 1: Band D

Apartment 2: Band D

Apartment 3: Band E

Apartment 4: Band D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2024. Photographs and videos dated April 2016.

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Local market demographics



Properties in **Guildford** had an overall average price of

£602,726

over the last year



The largest demographic group within **10km** of the property with an average income of

£114,122

is **Prestige Positions**, described as 'Established families in large detached homes living upmarket lifestyles' they account for **13%** of local households



Detached properties sold for an average of

£1,012,976



House prices in the South East increased by **0.7%** in the past **12 months**

Source: Mosaic, Land Registry price paid data, 10km radius

Investment drivers



Gaining regional competitiveness



High calibre businesses



Extensive natural capital



Attracting significant inward investment



Rent schedule

Apartment	Rent
Commercial, Ground floor	£52,000pa
Apt 1	£21,000pa
Apt 2	£30,000pa
Apt 3	£19,800pa
Apt 4	£34,200pa



