

Commercial Retail Building
Freehold For Sale



InVillages
with SIMON BANCE

invillages.com

The Park Gallery
Station Road, Chobham, Surrey GU24 8AQ

**PARK GALLERY,
STATION ROAD,
CHOBHAM, SURREY GU24 8AQ**

**Commercial Office Building - Approx 958 Sq ft/ 89 Sq m
- Use Class E -**

Price Guide £495,000 Freehold

Description:

An attractive landmark commercial office/retail building, ideally situated in a prominent central village location overlooking the park, next to Tesco Express local village supermarket.

The property is a charming character brick building with large arched windows, currently used as offices, but can easily be returned to it's previous retail layout, and also offers private parking for 4-5 cars and public village parking within short walking distance.

Internally, this unique property is laid out over 2 floors, entered via attractive arched double doors into a spacious open plan reception/retail area with rear lobby, fitted kitchen and w.c completing the ground floor. A wide staircase leads to a bright split level first floor office/ additional retail area providing relaxing triple aspect views over the park and towards the village centre.

Chobham is a very popular and affluent Surrey commuter village and conservation area, with busy high street, mainly comprising a mixture of independent retail, offices, restaurants and cafes, together with significant volumes of passing traffic. The village is situated just outside the M25 and within a short drive of Woking, Guildford, Sunningdale & Windsor.

- Legal Costs: Each party to bear their own professional & legal costs
- Billing Authority: Surrey Heath Borough Council, Camberley
- Current Rateable Value: £8,300

Distances (approximate):

Woking (mainline station) - 3.1 miles; Sunningdale - 4.8 miles; Guildford - 8.7 miles; Windsor - 12.1 miles; Reading - 21.4 miles; Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 4.6 miles; M3 (junction 2 Lightwater) - 4.6 miles; Gatwick Airport - 35.7 miles; Central London (WC1) - 31 miles.

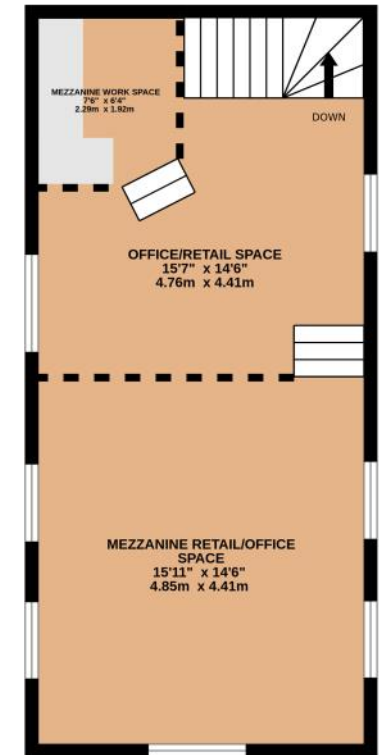
VIEWING: Strictly by appointment only through In Villages Estate Agents - 01276 855788

Agents Note : None of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale, if you are unsure we advise you to check with your surveyor or solicitor.

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

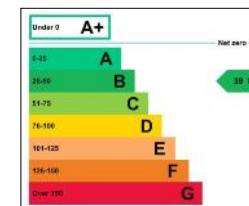


1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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*"Specialist Estate Agents for Village Property
& Country Homes"*

www.invillages.com

Telephone 01276 855788

38a High Street, Chobham GU24 8AA