

**CHARACTER PROPERTY**  
**EXPRESSIONS OF INTEREST**  
**INVITED**



*Three Times Winner of the Surrey Property Awards "Best Commercial Agent"*



**BURCHATTS FARM BARN, LONDON ROAD  
GUILDFORD, GU1 1TU**

Grade II Listed Converted Barn Overlooking Stoke Park

**135.42 sq. m. / 1,458 sq. ft.**

Includes Commercial Kitchen, Vacant Flat and Fenced Garden

May Suit Variety of Commercial Uses (subject to planning)

5 On-Site Car Parking Spaces



Owen Shipp Commercial  
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

**Burchatts Farm Barn, London Road, Guildford GU1 1TU**

**Location**

Burchatts Farm Barn is located at the north-eastern end of Stoke Park in Guildford, Surrey. The property is just off London Road close to Guildford's Rugby Club; Challengers Children's Charity and the Model Engineering Society. The property is half a mile from London Road mainline station and about a mile from the High Street, with regular bus services from the nearby Avonmore Avenue stop.

**Description**

This property comprises a farm house and attached converted barn. The farm house contains commercial kitchens and servery on the ground floor and a large one bedroom flat on the first floor. The barn is a single storey open hall with underfloor heating and views over Stoke Park. This space is currently used for events but could suit a range of commercial uses, subject to the necessary planning consent, such as offices, children's nursery, restaurant, educational use, fitness clubs, medical facilities. There is an outdoor area at the front of the building which is fenced off and for the sole use of the property. On the ground floor there are male, female and accessible WCs; and there are five on site car parking spaces to be allocated with a new lease.

**Accommodation**

The net internal floor area is approximately:  
Ground Floor: 135.42 sq. m. / 1,458 sq. ft.  
First Floor: One Bedroom Flat (not measured)

**Rent**

Guide: £36,000 p.a. (exclusive)

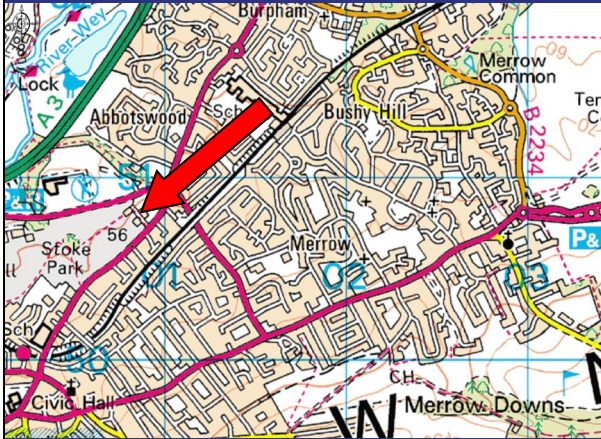
**Tenure**

Available on a new FRI lease

**Expressions of Interest**

Formal expressions of interest are invited, in writing to the appointed agents, before 28th April 2017.

**Map**



**Internal Photo**



**Legal Costs**

Each party to bear their own legal costs incurred in the transaction.

**EPC**

N/A due to Grade II Listing

**Rates**

Rateable Value: £2,459  
Rates Payable: £1,145.89 (2017/18)  
Small Business rates relief may be available

**Viewing**

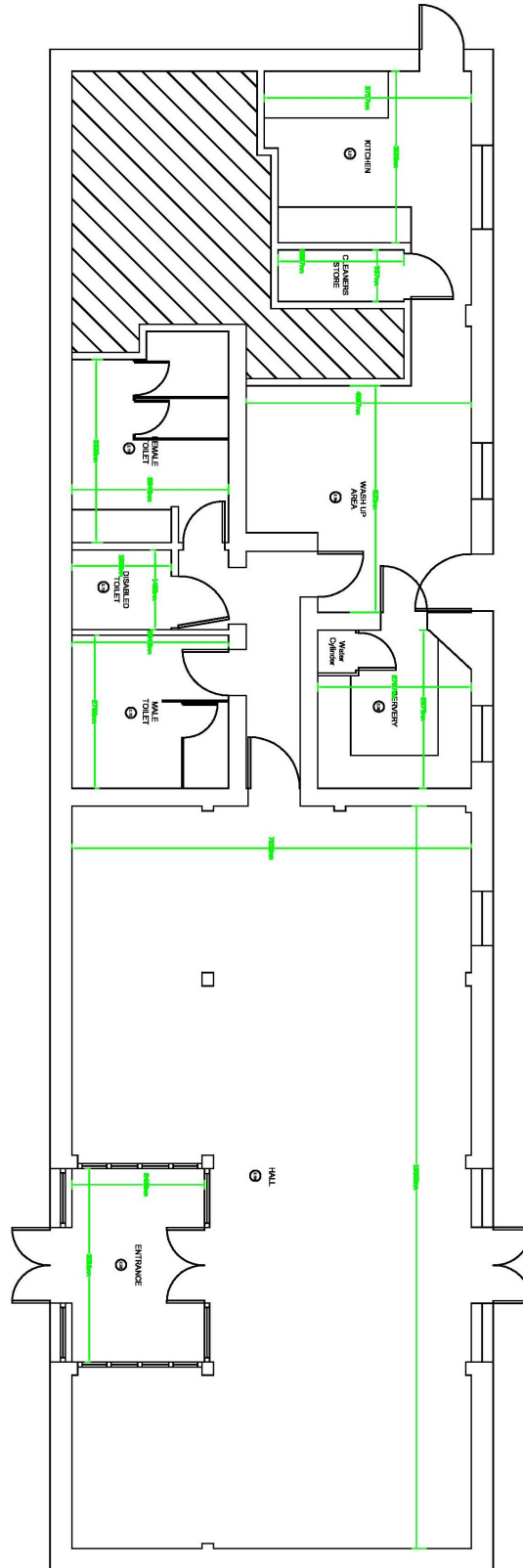
Strictly by appointment with the sole agents:



*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.*

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**Ground Floor Plan**

\* First Floor Flat, Parking and Outdoor Areas not shown

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