

Epsom Road, Guildford, Surrey

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A rare opportunity to acquire an **expansive commercial space** ideally located only 150 metres from Guildford's Upper High Street with planning to convert to seven residential apartments.

**Summary of accommodation**

**Proposed**

- Ground floor:** Studio apartment | One bedroom apartment
- First floor:** Studio apartment | One bedroom apartment
- Second floor:** Studio apartment | One bedroom apartment
- Lower ground floor:** One bedroom apartment
- Residents parking | Communal gardens

**Existing**

- Ground floor:** Open-plan office space | Further separate meeting room | Kitchen | Cloakrooms
- First Floor:** Three office rooms | Kitchen | Cloakroom
- Second floor:** Open-plan office space | Further meeting room | Kitchen | Cloakroom
- Lower ground floor:** Store rooms
- Several parking spaces

**Distances**

Guildford's Upper High Street 0.1 miles, London Road Station, Guildford 0.4 miles (from 47 minutes to London Waterloo)  
Guildford station 1 miles (from 37 minutes to London Waterloo), A3 (northbound) 1.2 miles, A3 (southbound) 1.8 miles, M25 (Junction 10) 8.2 miles  
Heathrow Airport 21.5 miles, Gatwick Airport 24.7 miles, Central London 36.7 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, which look across the valley towards the property. 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

Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior 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, Worplesden Golf Course.

## The property

39 Epsom Road is a generous commercial building currently laid out as office space, but with planning permission granted for seven apartments.

With over 3,300 square feet the property has granted planning for four one bedroom apartments and three studio apartments. There is also a number of parking spaces and the ability to create some communal gardens.

Planning reference with Guildford Borough Council - 22/P/00034

## Services

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

## Directions

Postcode: GU1 3LA

What3words: ///gender.oval.reap

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: NA as not currently residential

EPC Rating: F



## Existing Floor plans


Approximate Gross Internal Floor Area

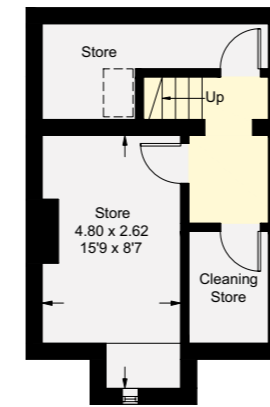
285.3 sq m / 3071 sq ft

Lower Ground Floor = 26.7 sq m / 287 sq ft

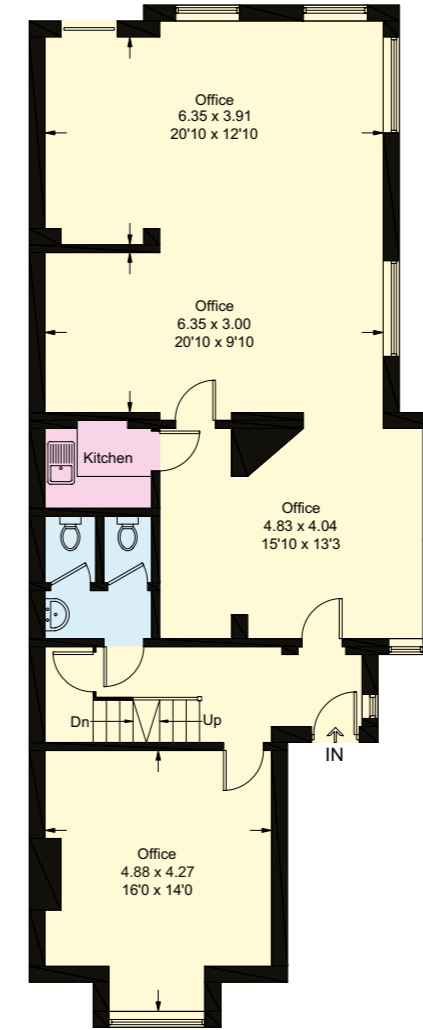
Total = 312 sq m / 3358 sq ft

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.

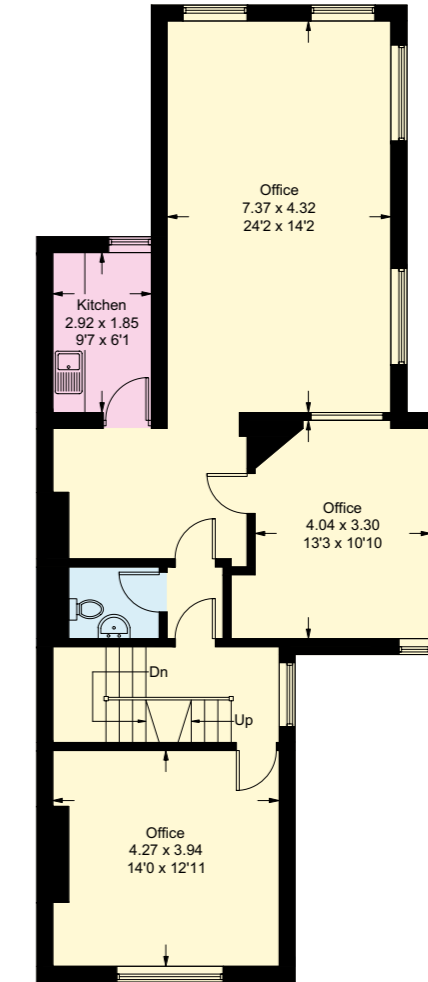
 = Reduced headroom below 1.5m / 5'0



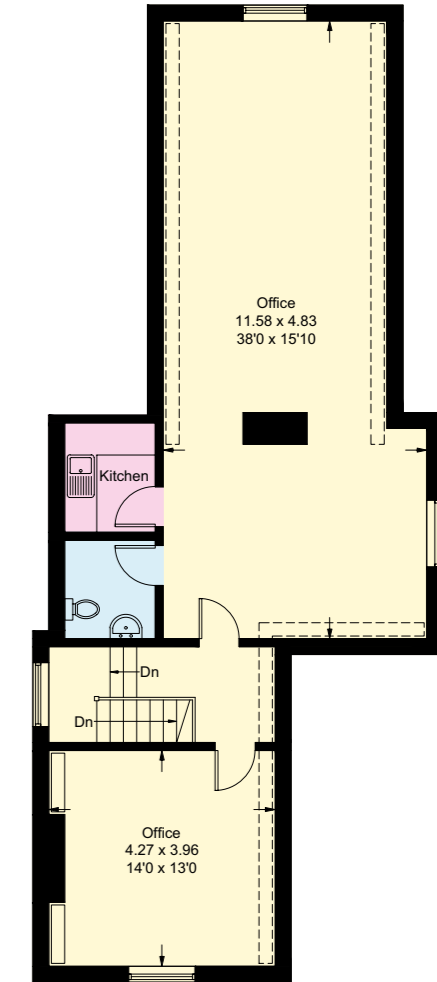
Lower Ground Floor




Ground Floor



First Floor



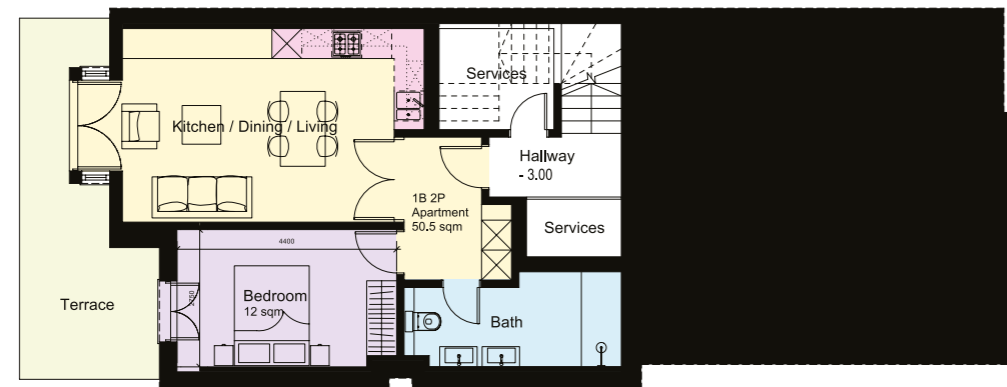
Second Floor

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

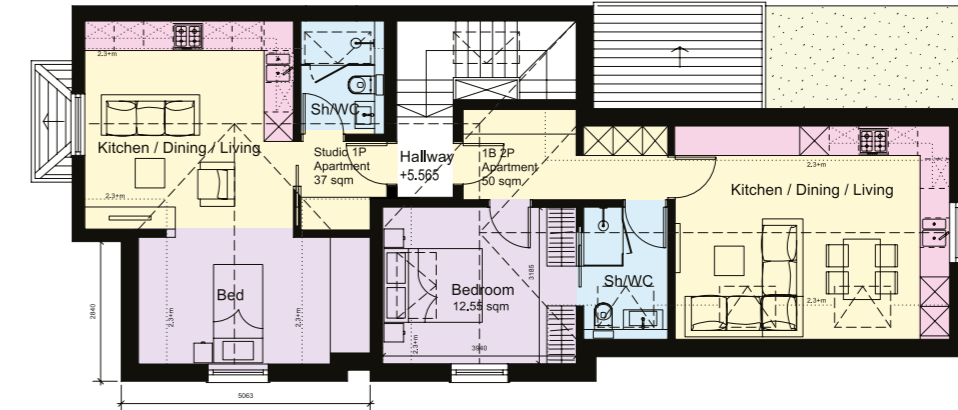
# Proposed Floor plans



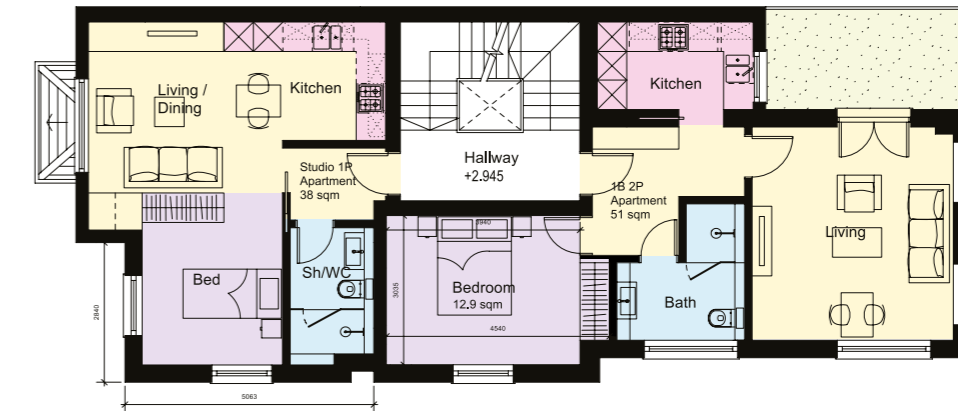
Ground Floor



Lower Ground Floor



Second Floor



First Floor

# Proposed Elevations



Side North East Elevation



Front South East Elevation with Lightwell

Front South East Elevation

Rear North West Elevation



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.

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Particulars dated December 2023. Photographs and videos dated November 2023.

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