



**171 - 173
HIGH STREET**

GUILDFORD GU1 3AJ

**OFFICE WITH PERMITTED DEVELOPMENT RIGHTS
FOR SALE**



KINGSBURY

SUMMARY

First and second floor office space extending to approximately 8,058ft², accessed via two self contained lift / stair cores directly off the High Street

Prior Approval granted to convert the office space to 15 x residential apartments (14 x 1 bed and 1 x 2 bed) totalling 6,641ft² NIA

Majority vacant save for 2,002ft² at first floor let to Workman LLP at £51,400 per annum until April 2027 outside the L&T Act

Offers invited in the region of £1,750,000 for a new 999 year lease for the first and second floors, or in the region of £1,350,000 for the vacant office space only



DESCRIPTION

The existing property comprises the first and second floor office space of a 3-storey mixed-use building. The property is split into two parts known as 171 and 173 High Street and benefits from 2 x separate stair cores and 2 x lifts with access taken directly via the High Street.

The total size of the existing space extends to approximately 8,058ft² including stair cores, toilets and communal areas.

The ground floor which does not form part of the sale and will be retained by the vendor comprises self-contained retail space.

LOCATION

The property is situated in a prime position along the High Street, within Guildford, Surrey.

The High Street boasts a wide variety of well known shops, cafe's and restaurants including the likes of John Lewis, Neptune, Marks & Spencer, The Ivy, Bill's Restaurant and Caffè Nero.

Guildford Railway Station is a 10 minute walk (0.5 miles) from the property and provides regular services to London Waterloo, Reading and Portsmouth.



PLANNING & DEVELOPMENT

The property benefits from 4 separate prior approval permissions to allow a phased redevelopment of the building as follows:

25/W/00008 (yellow) granted 31st March 2025 for the change of use and conversion of the first and second floor space at 171 to create 6 x apartments.

24/W/00105 (purple) granted 17th January 2025 for the change of use and conversion of the first floor (rear) space at 173 to create 2 x apartments.

25/W/00007 (orange) granted 31st March 2025 for the change of use and conversion of the first floor (front) space at 173 to create 4 x apartments (this element is currently occupied by Workman LLP).

25/W/00009 (blue) granted 31st March 2025 for the change of use and conversion of the second floor space at 173 to create 3 x apartments.

The combined approvals will provide 15 x residential apartments (14 x 1 bed and 1 x 2 bed) totalling 6,641ft².

TENANCY

The first floor (front) of 173 High Street which extends to 2,002ft² NIA is let to Workman LLP until April 2027 at a rent of £51,400p.a.

Whilst it is understood that Workman LLP are currently looking to relocate their office and would therefore consider an early surrender, the Permitted Development consents have been designed to allow for development to take place around the occupied space, leaving this to be converted when vacant possession is obtained in 2027, or sooner by agreement.

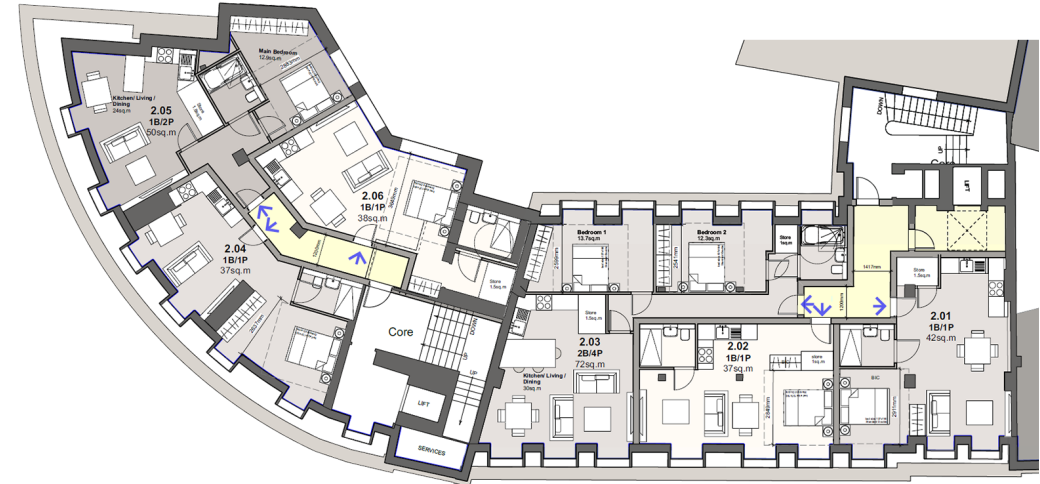
Approved Accommodation Schedule

Unit	Floor	NIA ft ²	NIA m ²	Comments
171 High Street				
1.7	First	431	40	Application - 25/W/00008
1.8		667	62	
1.9		538	50	
2.4	Second	398	37	
2.5		538	50	
2.6		409	38	
173 High Street				
1.1	First	678	63	Application - 24/W/00105
1.2		603	56	
1.3	First	474	44	Application - 25/W/00007 Occupied - Workman LLP until 2027 paying £51,400pa (Outside the Act)
1.4		420	39	
1.5		409	38	
1.6		398	37	
2.1	Second	452	42	Application - 25/W/00009
2.2		398	37	
2.3		775	72	
Total		6,641	705	

APPROVED PLANS



First Floor Plan



Second Floor Plan

CONTACT

TENURE

The property is being sold on a new 999-year lease of the entrance cores and upper floors.

VAT

We understand the property is elected for VAT however it will not be charged on the sale price as a form VAT1614D can be used to disapply.

TERMS

Offers invited in the region of £1,750,000 for a new 999 year lease for the first and second floors, or in the region of £1,350,000 for the vacant office space only.

ADDITIONAL INFORMATION

Further information including planning documents are available within upon request.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide identification documents.

The required documents will be confirmed to and requested from the successful purchaser at the point of agreeing Heads of Terms.

CONTACT

To discuss any aspect of the property of disposal process, please contact the Sellers sole agents:

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