

Owing to Retirement

Freehold For Sale to include  
Existing Business, Shop  
& Living accommodation



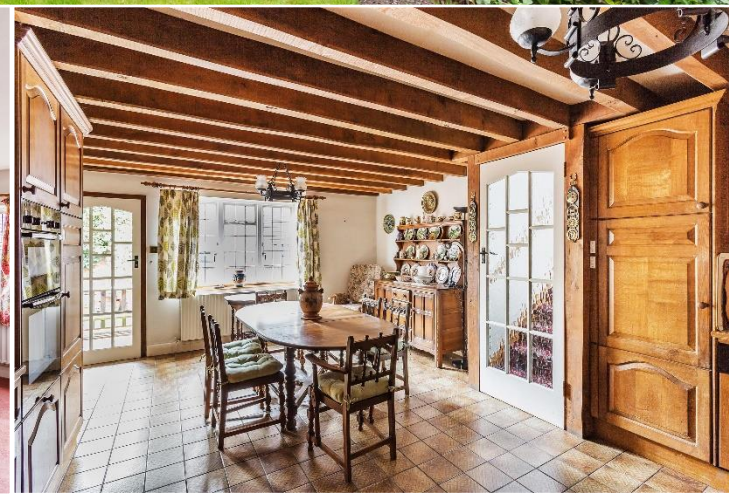
**Gascoignes**  
CHARTERED SURVEYORS



High Street, Ripley GU23 6AZ

£1,600,000 Freehold











- Central Village Location • 1600sqft Ground Floor Shop Front • 2600sqft Residential Accommodation •
- Four Double Bedrooms • Two Bathrooms • Walled Garden • Investment/development Opportunity (stc) •

**A unique opportunity to purchase 'a piece of history' in the very heart of Ripley village.**

`Richardsons` is an extremely well-established Ripley based family Business that has been located in the Village since the Business was first established by the current owners Father in 1948.

Our client has now elected to retire and hence, the entire property (ground floor retail premises and extensive four bedroom residential accommodation) is For Sale Freehold together with the benefit of the Business, Goodwill, Fixtures and Fittings (to be agreed) with Stock at Valuation.

The Business currently specializes in Flowers and Gifts but historically has dealt with a myriad of Household Goods having previously traded in hardware and Classic British Motor Bikes.

The substantial residential space includes a fully fitted kitchen and a nice sized sitting room with fireplace to the ground floor. The sitting room overlooks the pretty walled garden and would benefit from the addition of doors to fully appreciate the outside space. To the first floor are four double bedrooms, the main room being a superb size which lends itself to conversion into a large master-suite.

From an investment perspective, there could be the possibility of splitting the 2600sqft of living accommodation to create several flats to sell or rent separately (subject to the usual consents).

Trading accounts available on request.



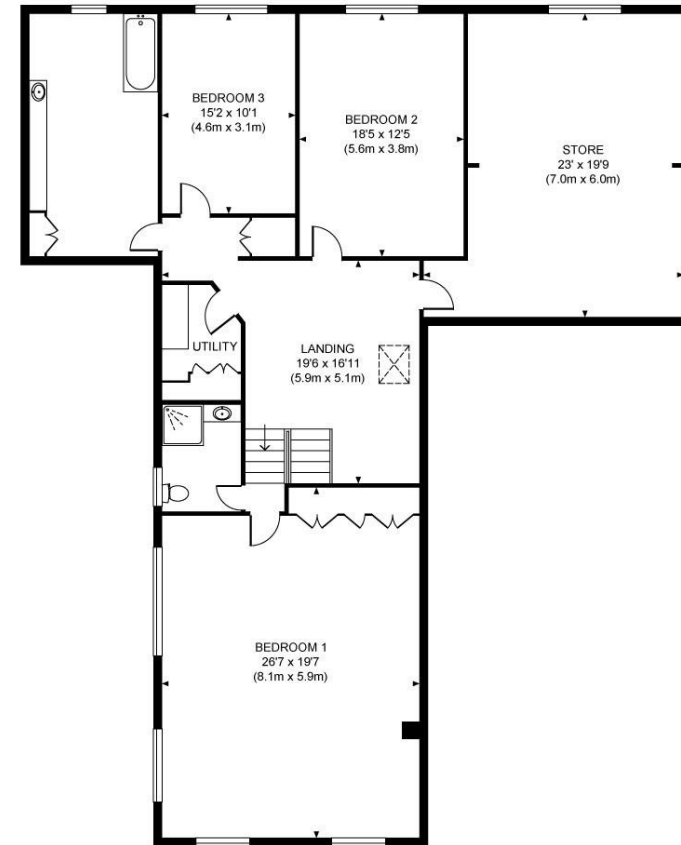
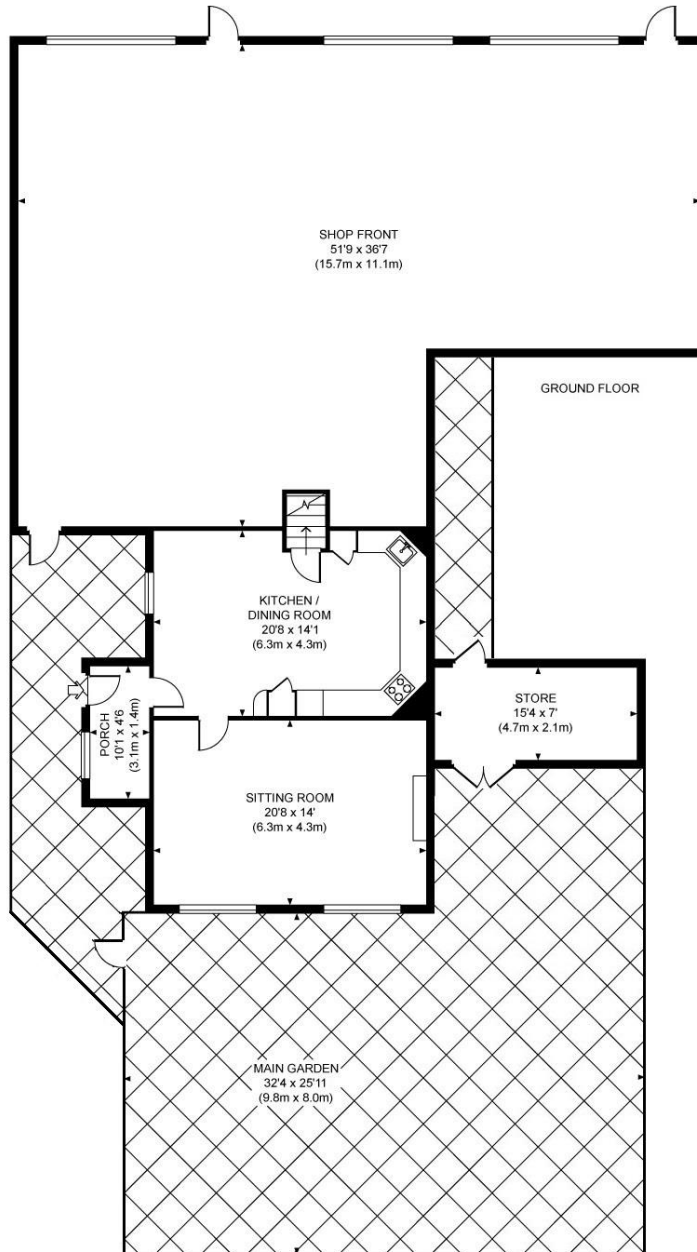
**Location**

Ripley Village is an historic and sought-after village in Surrey popular with all walks of life: families, young professionals and downsizers alike. The village of Ripley is said to have the largest village green in England (approximately 65 acres) and benefits from a fantastic selection of award-winning café's, shops, pubs and restaurants. Pinnocks Coffee House on the High Street has been awarded Best Coffee Shop in Surrey. For something more relaxed there is also a wide selection of local pubs to choose from.

Ripley enjoys superb access to both the A3 and M25 motorways with both Gatwick and Heathrow airports within easy reach keeping this ever-popular village well-connected and in demand.

Woking Station offers a regular service to London Waterloo with trains approximately every 7 minutes and a journey time of approximately 22 minutes. Alternative services are provided from West Clandon and East Horsley with trains to London Waterloo arriving within one hour.





FIRST FLOOR



Approximate Gross Internal Area (Shop)  
1592 sq ft / 147.9 sq m  
Approximate Gross Internal Area ( Main House)  
2610 sq ft / 242.2 sq m

**Viewings:**

By appointment through

Joint/Sole Agents:

Seymours Estate Agents

Gascoignes of Guildford

**Ripley Office**

188 High St, Ripley, Surrey, GU23 6BD

**Tel:** 01483 211644

**E-mail:** sales@seymours-ripley.co.uk

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)



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