



ST ANN'S HOUSE, ST ANN'S ROAD, CHERTSEY, SURREY KT16 9EH

Summary

- Detached 2-storey office, extending to approximately 9,874ft² situated on a site of 0.46 acres
- Fully let to Scutum Group until 28th June 2030 producing an annual rent of £220,000 per annum
- Potential for alternative uses or conversion, subject to obtaining necessary consents
- Offers invited in excess of £2,300,000 which reflects 9% NIY and £232 per ft²

Description

The existing property comprises a detached 2-storey office building which extends to approximately 9,874ft² in total, situated on a site area of 0.46 acres.

The office is in good condition with comprehensive refurbishment works completed in 2024.

The property benefits from rear and front car parking with space for up to circa 30 vehicles.

Location

The property occupies a prominent position on the corner of St Ann's Road and Twynersh Avenue, within Chertsey, Surrey.

Chertsey town centre and train station is located approximately 0.8 miles from the property providing numerous retail offerings and frequent train services into London Waterloo.

The property benefits from excellent access to the motorway network being minutes away from both the M3 and the M25.





Tenancy

The property is fully let on a 10 year lease from 29th June 2020 to Elite Fire Protection Limited (guaranteed by Scutum S.A) at a passing rent of £220,000 per annum.

In November 2018 Elite Fire Protection Limited was acquired by Scutum Group (Scutum Uk & Ireland Ltd).

Scutum Group were founded in 1989 in Paris and focus on providing global safety and security services. With offices across the world and in excess of 2,400 employees, the company boasted revenues of €327m in 2023.

More information can be found on their website:

www.scutum-group.com



Planning and Development Potential

The property is currently classed as E use class (office).

The property is not located within a conservation area however, it is subject to an article 4 notice.

Subject to obtaining the necessary consents, the property might be suitable for future redevelopment or change of use.

VAT

The property is elected for VAT.



Terms

Offers invited in excess of £2,300,000 which reflects 9% NIY and £232 per ft².

Contact

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

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