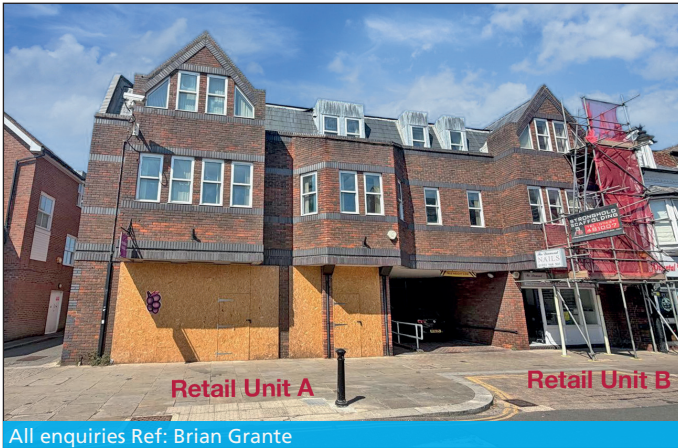




All enquiries Ref: Brian Grante



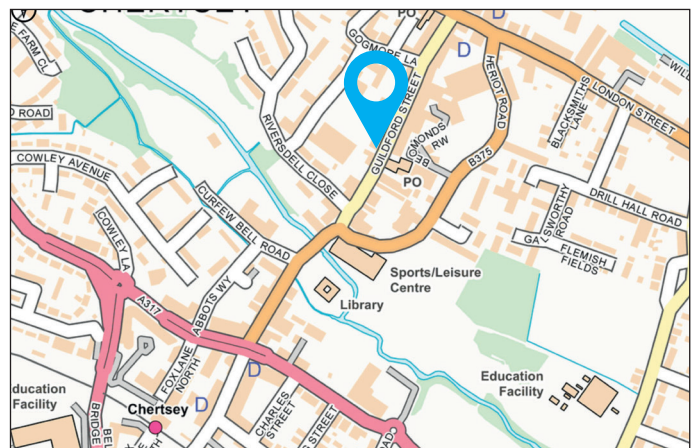
- Freehold 3 storey mixed use town centre building with gated parking
- Approx. 6,311 sq ft with site area approx. 0.18 acres
- Development potential (subject to consents)
- Mostly vacant possession (One retail unit let, one retail unit and offices/upper floors vacant)

Location:

The town centre building fronts Guildford Street, well positioned between the major retail centres and car parks of Sainsburys and Aldi and close to all the local retail, banking, restaurants, cafes and recreational amenities. Chertsey is approx. 1.5 miles from Junction 11 of the M25 which provides connections to the national motorway network as well as Heathrow and Gatwick Airports. There is a rail service at Chertsey rail station (to London Waterloo, Chiswick and Clapham Junction).

Description:

A 3-storey mixed use building comprising two ground floor retail units (one of which is currently let). The ground floor also benefits from a reception area which leads on to the first and second floor offices with passenger lift access. The property benefits from a rear gated private car park (approx. 17 - 20 parking spaces). Historically in 2021 (ref RU 21/0657) Laser House had the benefit (now expired) for Permitted Development comprising 8 residential units with a mix of 1 and 2 bed apartments on upper floors. The property may be suitable for a variety of alternative uses or residential redevelopment (Subject to consents and planning where applicable)



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Accommodation:

Unit/Floor	Accommodation/Lease
Ground Retail unit 1	Approx. 680 sq ft / 63 m ²
Ground Retail unit 2	Approx. 445 sq ft / 41 m ² – Let on Assignment expiring 27/9/2028 (Outside the L&T Act) at a rent of £12,000 pa
First, second and (part) ground floor offices	Offices and ancillary accommodation inc. kitchen and WCs Approx. 5,186 sq ft / 482 m ²

Outside: Gated parking (approx. 17 - 20 spaces)

EPC

Retail B/C, Offices D

Tenure:

Freehold

Site area:

Approx. 0.18 acres

Planning:

Historically planning in 2021 (ref RU 21/0657 - now expired) for Change of use from Offices (Use Class B1A) to residential (use Class C3) for 8 residential units with a mix of 1 and 2 bed apartments on upper floors under General Permitted Development. The property may now be suitable for a variety of alternative uses or residential redevelopment (Subject to consents and planning where applicable).

Proposed Accommodation:

Ground Floor: retain retail units

First and second floors: 3 x 2 bed flats, 3 x 1 bed flats and 2 x 1 bed split level flats

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

