

Arlesey Hampden House and Units 1-7 (Lot 33) and Site (Lot 34) Hitchin Road Industrial Estate, Hitchin Road, Bedfordshire SG15 6RT

BY ORDER OF ANGLIAN WATER GROUP

- **Lot 33** Freehold Site extending to Approximately 1.59 Hectares (3.93 Acres)
- Currently occupied by an Office Building NIA 2,097 sq m (22,572 sq ft)
- Permitted Development Granted to provide 39 Dwellings (20 x One Bedroom, 14 x Two Bedroom and 5 x Studio Flats)
- Together with 7 Warehouses totalling GIA 3,796 sq m (40,861 sq ft)
- Unit 6 subject to a Lease
- Bungalow GIA 66 sq m (710 sq ft) subject to a Lease
- Car Parking
- Possible potential for Further Residential Development, subject to all necessary consents

Total Current Rent Reserved
£21,880 per annum
from Bungalow and
Unit 6. Remainder
Vacant

- **Lot 34** Freehold Site extending to Approximately 0.80 Hectares (1.98 Acres)
- Possible potential for Development, subject to all necessary consents
- Previously the subject of Planning Permission for Office and Workshop with Associated Landscaping, Access and Parking (Now Lapsed)
Vacant
- **Lots 33 and 34** will be offered either Individually or Collectively



Tenure
Freehold.

Location
The properties are located on the west side of Hitchin Road, to the south of its junction with London Road. Local shops and amenities are available in Arlesey, with further facilities being accessible in Hitchin to the south. Arlesey Rail Station is approximately 2.9 miles to the north, providing regular services to London King's Cross with an approximate journey time of 40 minutes. The A507 provides access to both the A1(M) and M1 Motorways. Arlesey Town Football Club and Bannatyne Health Club and Spa are close by. Gothic Mede Academy is to the north.

Description
The property comprises two sites.
Lot 33 comprises a site extending to approximately 1.59 hectares (3.93 acres). The site is occupied by an office building with permitted development granted for conversion to provide 39 dwellings (20 x one bedroom, 14 x two bedroom and 5 x studio flats). In addition, there are seven warehouses, a detached bungalow and car parking facilities.
Lot 34 comprises a site extending to approximately 0.80 hectares (1.98 acres). The site may afford potential for alternative development, subject to obtaining all necessary consents.
The sites will be offered either individually or collectively.

Accommodation and Tenancies
A schedule of Accommodation and Tenancies is set out below.

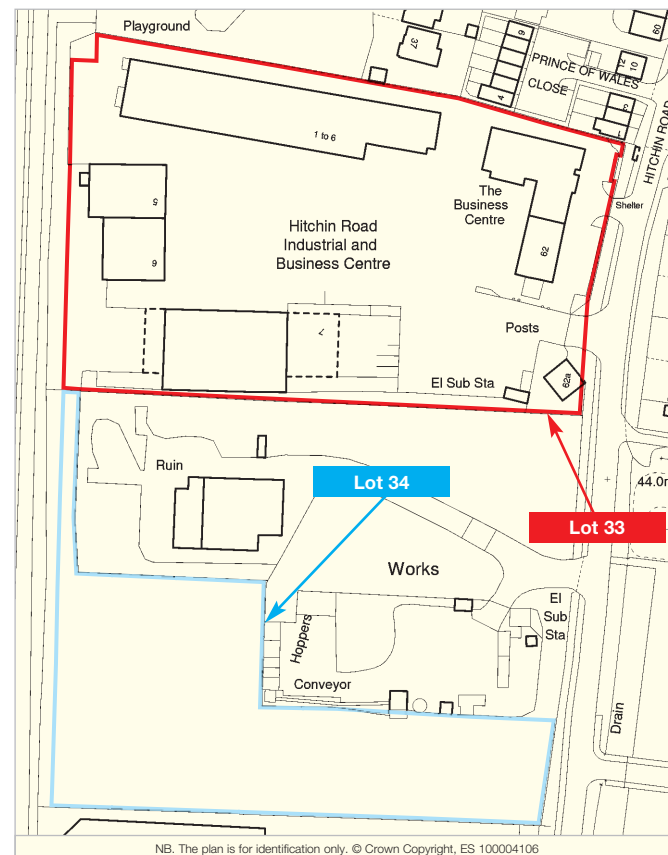
Lot	Unit	Accommodation	Terms of Tenancy	Current Rent £ p.a.
33	Hampden House	Office Accommodation	Vacant	—
	Bungalow	Office Accommodation	Subject to a lease to Benedict Funeral Directors Ltd for a term of 15 years from 12th September 2013	£6,000 p.a.
	Units 1-5	5 Warehouses	Vacant	—
	Unit 6	Warehouse	Subject to a lease to Morrison Utility Services Ltd from 1st July 2015 expiring 30th November 2017	£15,880 p.a.
	Unit 7	Warehouse	Vacant	—
34	Land	Land	Vacant	—

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



Planning

Local Planning Authority: Central Bedfordshire Council.
Tel: 0300 300 6380.

Lot 33 – Hampden House benefits from permitted development (Ref CB/17/02134/PADO) granted on 22nd June 2017 for “change of use of office to provide 39 dwellings”.

The remainder of the site may afford further potential for residential development, subject to obtaining all necessary consents.

Lot 34 was previously the subject of planning permission (ref: CB/10/040671/REN) for “erection of an office and workshop with associated landscaping, access and parking” dated 14th February 2011 (replacement of planning permission MB/07/01541/FULL dated 23rd November 2007) (now lapsed).

The property may afford potential for development, subject to obtaining all necessary consents. Prospective buyers are deemed to make their own enquiries.

To View

The property will be open for viewing on Wednesday 6th September between 10.30 a.m. – 12.30 p.m. These are open viewing times with no need to register. (Ref: ZB).

Seller's Solicitor

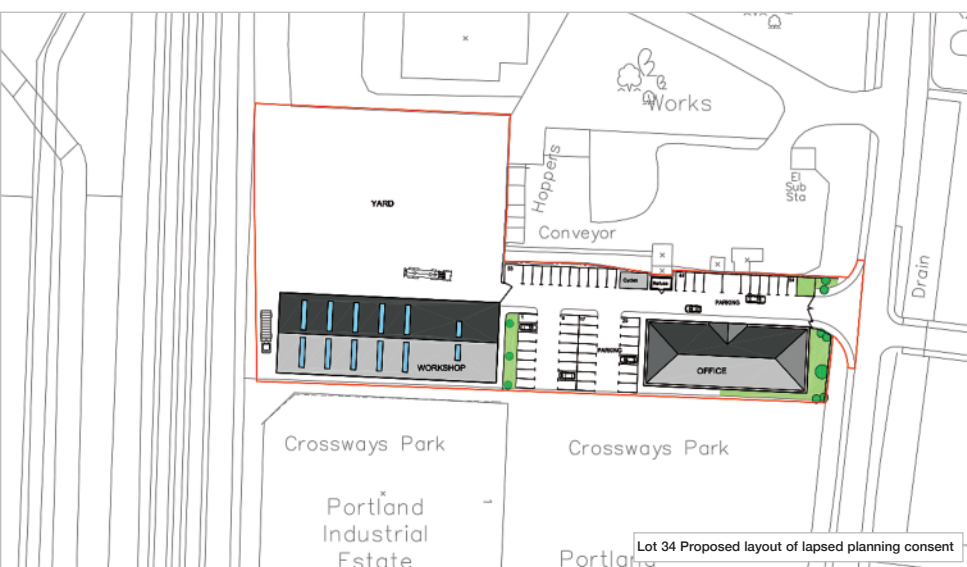
Messrs Eversheds Sutherland (International) LLP (Ref: S Baden).
Tel: 0121 232 1405.
Email: selinabaden@eversheds-sutherland.com

PART INVESTMENT/DEVELOPMENT – Two Freehold Sites

Lot 35 - SOLD PRIOR



Lot 33



Lot 34 Proposed layout of lapsed planning consent



Lot 33