

Woking

11-17 Chertsey Road,
Surrey
GU21 5AB

- Long Leasehold Self-Contained First, Second and Third Floor Former Office Accommodation
- To be offered with Permitted Development for 19 Units
- A further application has been submitted for the Erection of Third, Fourth and Fifth Floor Extension comprising 7 x One Bedroom Flats. Decision Pending. Application due to be considered on 20th March 2018

Vacant Possession

To View

Please contact Allsop by sending an email to jonty.barrie@allsop.co.uk with the subject heading 'Viewing – Lot 75'.

Seller's Solicitor

Mundays (Ref: James Lawrence).
Tel: 0207 123 3897.
Email: james.lawrence@mundays.co.uk

VACANT – Long Leasehold Office with Permitted Development



Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 26th September 2017 at a peppercorn ground rent.

Location

The property is located on the east side of Chertsey Road, to the south of its junction with Commercial Way in Woking town centre. The A3 is to the south-east and the M3 (Junction 2) and M25 (Junction 12) Motorways are to the north-east. An extensive range of shops and other facilities is available in Woking town centre. Rail services run from Woking Station less than half a mile to the south. The open spaces of Wheatsheaf Common are nearby.

Description

The property comprises self-contained first, second and third floors of former offices situated within a mid terrace building arranged over lower ground, ground and three upper floors beneath a flat roof.

Accommodation

Existing

First Floor – Reception Area, Three Office Rooms, Male and Female WCs with wash basins

Second Floor – Five Office Rooms, Female WCs and wash basins, Male WCs and wash basins (not fitted)

Third Floor – Three Office Rooms, Male and Female WCs and wash basins (not fitted)
Roof Terrace

Proposed

If the consented permitted development scheme is implemented, it will provide:

Units	Floor	Accommodation	GIA	
1-7	First	One Bedroom Accommodation	37 sq m	(398 sq ft)
8	Second	One Bedroom Accommodation	29.5 sq m	(317 sq ft)
9	Second	One Bedroom Accommodation	33 sq m	(355 sq ft)
10 & 11	Second	One Bedroom Accommodation	37 sq m	(398 sq ft)
12	Second	One Bedroom Accommodation	38.5 sq m	(414 sq ft)
13	Second	One Bedroom Accommodation	37.5 sq m	(413 sq ft)
14	Second	One Bedroom Accommodation	37 sq m	(398 sq ft)
15	Third	One Bedroom Accommodation	32 sq m	(344 sq ft)
16	Third	One Bedroom Accommodation	35 sq m	(376 sq ft)
17	Third	One Bedroom Accommodation	38 sq m	(409 sq ft)
18	Third	One Bedroom Accommodation	37.5 sq m	(403 sq ft)
19	Third	One Bedroom Accommodation	37 sq m	(398 sq ft)
Total			680.5 sq m	(7,325 sq ft)

Planning

Local Planning Authority: Woking Borough Council.
Tel: 01483 755855.

The property is to be offered with permitted development (Ref: PLAN/2017/0872) dated 2nd August 2017 for the conversion of the existing building to create 19 units.

Together with planning consent (Ref: PLAN/2017/0820) dated 7th July 2017 for the insertion of window openings on rear elevation and alterations to existing windows at first, second and third floor level.

A further planning consent has been submitted (Ref: PLAN/2017/1050) dated 15th September 2017 for the erection of a third, fourth and fifth floor extension to create two additional floors comprising 7 x one bedroom flats, alterations to external finishes and fenestration and enclosure of existing plant or rear elevation. Decision Pending. Planning committee due to meet 20th March 2018.

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.allsop.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.

