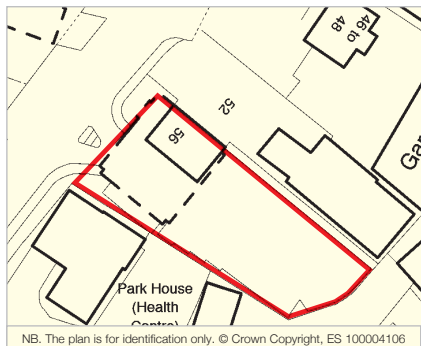


Bagshot 'Seal House', 56 London Road, Surrey GU19 5HL

- **A Freehold Purpose Built Office Building**
- Arranged over Ground and Three Upper Floors and Extending (GIA) to Approximately GIA 833.93 sq m (8,976 sq ft)
- Entire Property subject to a Commercial Lease
- Permitted Development granted for Conversion to provide Twelve Flats
- Further Permitted Development application submitted for Sixteen Flats
- 5 minutes walk from Bagshot Rail Station
- Potential for Additional Floor and Redevelopment to the Rear, subject to obtaining all necessary consents
- Thirty-One Car Parking Spaces
- Site Area Approximately 0.098 Hectares (0.243 Acres)
- Total Current Rent Reserved **£88,293 per annum**



To View

The property will be open for viewing on Wednesday 1st February between 11.00 – 11.30 a.m. and Thursday 9th February between 2.00 – 2.30 p.m.

Seller's Solicitor

Messrs SCJ Solicitors
(Ref: Samantha Jones).
Tel: 01286 677897.

Email: samantha.jones@scjsolicitors.co.uk

INVESTMENT – Freehold Building with Planning



Tenure

Freehold.

Location

The property is located on the east side of London Road, between its junctions with Park Street and Bridge Road. Local shops and amenities are easily accessible in Bagshot town centre. Bagshot Rail Station is approximately 5 minutes' walk to the north and provides a regular and direct service to London Waterloo. The open spaces of Bagshot Park are opposite the property and the M3 Motorway is easily accessible to the south.

Description

The property comprises a purpose built office building occupying a site extending to approximately 0.098 hectares (0.243 acres). The building is arranged over part ground, first, second and third floors beneath a pitched roof and extends to (GIA) approximately 833.93 sq m (8,976 sq ft). The property benefits from a large car park to the rear comprising thirty-one car parking spaces.

Accommodation and Tenancies

The property was not internally inspected or measured by Allsop. The information set out in the schedule below was obtained from a Valuation Report dated December 2016.

Planning

Local Planning Authority: Surrey Heath Borough Council.
Tel: 01276 707100.

Planning permission (Ref: 14/1108) was granted under permitted development rights on 2nd February 2015 for "change of use of existing B1 office building to C3 residential building with 12 flats."

A further application has been submitted for sixteen flats (14 x one bedroom and 2 x two bedrooms) under permitted development rights.

There is further development potential to the rear, as well as an additional floor.

Plans and drawings are available from the auctioneers upon request. Please email jimmy.bruce@allsop.co.uk

NB. We understand the site is allocated for development under the local plan.

Unit/Floor	Tenant	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Ground and First	NIU Solutions Ltd	Reception and Offices 279.10 sq m (2,804 sq ft)	Commercial Lease from 9th October 2013 and expiring 28th September 2018	£40,818 p.a.
Second	NIU Solutions Ltd	Offices 243.34 sq m (2,619 sq ft)	Commercial Lease from 9th October 2013 and expiring 28th September 2018	£37,947 p.a.
Third	NIU Solutions Ltd	Offices 182.54 sq m (1,965 sq ft)	Commercial Lease from 19th May 2015 and expiring 28th September 2018	£9,530 p.a.

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.

