

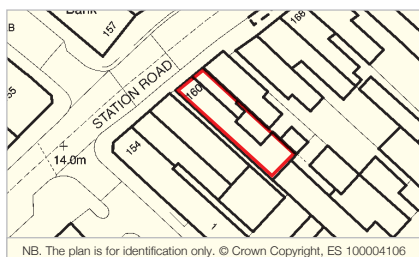
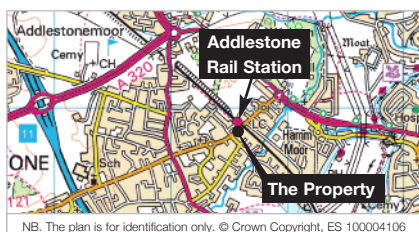
Addlestone

160 Station Road,
Surrey
KT15 2BD

- A Freehold Three Storey Building extending to Approximately 235 sq m (2,530 sq ft) (GIA)
- Arranged to provide a Ground Floor Retail Unit and Two Self-Contained Flats above (1 x Two Bedroom Maisonette, 1 x One Bedroom Flat)
- Permitted Development Application submitted for Conversion of Part Retail Unit to create a Self-Contained Two Bedroom Flat
- Potential for Reconfiguration, subject to all necessary consents being obtained
- Diagonally opposite Addlestone Rail Station (direct service to London Waterloo)
- Town Centre location

Vacant Possession

SIX WEEK COMPLETION



To View

The property will be open for viewing every Tuesday between 12.00 noon – 12.30 p.m. and Thursday between 9.30 – 10.00 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is located on Station Road, close to its junction with Victory Park Road. Local shops and amenities are available within walking distance in Addlestone town centre. Tesco Extra, Waitrose and Costa Coffee are within 5 minutes' walk. Addlestone Rail Station is diagonally opposite the property and provides a regular and direct service to London Waterloo Station. The M25 and M3 Motorways are nearby and the open spaces of Victory Park are within walking distance to the north.

Description

The property comprises a mid terrace building arranged over ground, first and second floors, beneath a pitched roof. The building is internally arranged to provide a ground floor retail unit, together with two self-contained flats above (access from the front).

VAT

VAT is NOT applicable.

Accommodation and Tenancies

The property was not internally inspected or measured by Allsop. The information in the schedule of Accommodation set out below was provided by the Vendor.

Unit	Floor	sq m	GIA (sq ft)	Accommodation
Retail	Ground	134.08 sq m	(1,443 sq ft)	Retail Unit
Maisonette	First/Second	70.85 sq m	(763 sq ft)	Four Rooms, Kitchen, Bathroom
Flat	First	30.13 sq m	(324 sq ft)	Bedroom, Kitchen/Diner, Bathroom
Total GIA approximately		235 sq m	(2,530 sq ft)	

Planning

Local Planning Authority: Runnymede Borough Council.
Tel: 01932 838383.

An application under permitted development rights (Ref: RU.18/1236) has been submitted for "Prior approval for change of use of part ground floor retail unit from (Class A1) to residential (Class C3) to create a two bed flat". A decision is pending. Copies of the existing and proposed plans as well as applications are available from the auctioneers upon request, please email gabriella.brunton@allsop.co.uk with the reference 'Plans Lot 113'.

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 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.