

Motspur Park
Parkgate House,
356 West Barnes Lane
Surrey
KT3 6NB

- **Freehold Three Storey Office Building Extending to Approximately (GIA) 926.3 sq m (9,972 sq ft)**
- **Permitted development granted for 12 residential units**
- **Application submitted for Permitted Development for Redevelopment to provide 19 Self-Contained Flats (Decision Pending)**
- **Possible potential for Addition of Further Floors, subject to obtaining all necessary consents**
- **Occupying Site extending to Approximately 0.078 Hectares (0.214 Acres)**
- **Total Current Rent Reserved**
£138,247 per annum (equivalent)

To View

Please email
james.stewart.lockhart@allsop.co.uk using
the subject heading 'Viewings lot 24'.

Seller's Solicitor

Banks Kelly Solicitors (Ref: Michael De La Fuente).
Tel: 0207 651 0272.
Email: michael.delafuente@bankskelly.co.uk

INVESTMENT/VACANT – Freehold Office Building with Planning



Tenure

Freehold.

Location

The property is situated on the south side of West Barnes Lane, to the east of its junction with Motspur Park which runs off Malden Road (A2043) to the west. Local amenities are available in Motspur Park itself and the further facilities of New Malden, Surbiton and Kingston-upon-Thames are accessible. Rail services run from nearby Motspur Park Station and the A3 is within easy reach to the west. The open spaces of Motspur Park and Sir Joseph Hood Memorial Hood Recreation Ground are close by.

Description

The property comprises an office building arranged over ground and two upper floors beneath a pitched roof. The building extends (GIA) to approximately 926.3 sq m (9,972 sq ft) and occupies a site of approximately 0.087 hectares (0.214 acres). There are hard standing parking facilities which are approached via gated access from West Barnes Lane.



Accommodation and Tenancies

The property was not internally inspected by Allsop. The information set out in the schedule below was provided by the Seller.

Planning

Local Planning Authority: Merton Council.
Tel: 0208 274 4901.
The property has the benefit of planning consent granted under permitted development rights for the conversion of the building to provide 12 self-contained flats.
A further application for permitted development has been submitted for conversion of the building to provide 19 self-contained flats (decision pending).
The building may afford potential for the addition of further floors, subject to obtaining all the necessary consents.

Flat	Floor	Floor Area (GIA) Sq m (sq ft)	Tenant	Lease Expiry	Rent p.a.
Suite 2A	Second	180.23 sq m (1,940 sq ft)	Genova Diagnostics Europe Ltd	28th February 2019 (tenant option to break 1st March 2016) and Landlord's option to break 1st March 2017	£26,675 p.a.
Suite 1A	First	103.4 sq m (1,113 sq ft)	Crohns in Childhood Research Association	28th September 2016	£14,000 p.a.
Suite 1B	First	68.19 sq m (734 sq ft)	Genova Diagnostics Europe Ltd	28th February 2015	£10,092 p.a.
Suite 1C	First	188.22 sq m (2,026 sq ft)	Fulham Football Leisure Ltd	1st October 2017	£25,500 p.a.
Suite 2B	Second Ground (Storage)	188.22 sq m (2,026 sq ft)	Christian Solidarity Ltd	28th September 2018	£60,000 p.a. £1,980 p.a.
		161.37 sq m (1,737 sq ft)			
		36.79 sq m (396 sq ft)			
		Total 386.37 sq m (4,159 sq ft)			
		Total 926.4 sq m (9,972 sq ft)	Total £138,247 p.a.		

N.B. We understand from the Seller's Solicitors that all leases are outside of the Landlords and Tenants Act 1954

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 £750 (including VAT) upon exchange of sale memoranda.

