

# FREEHOLD FOR SALE

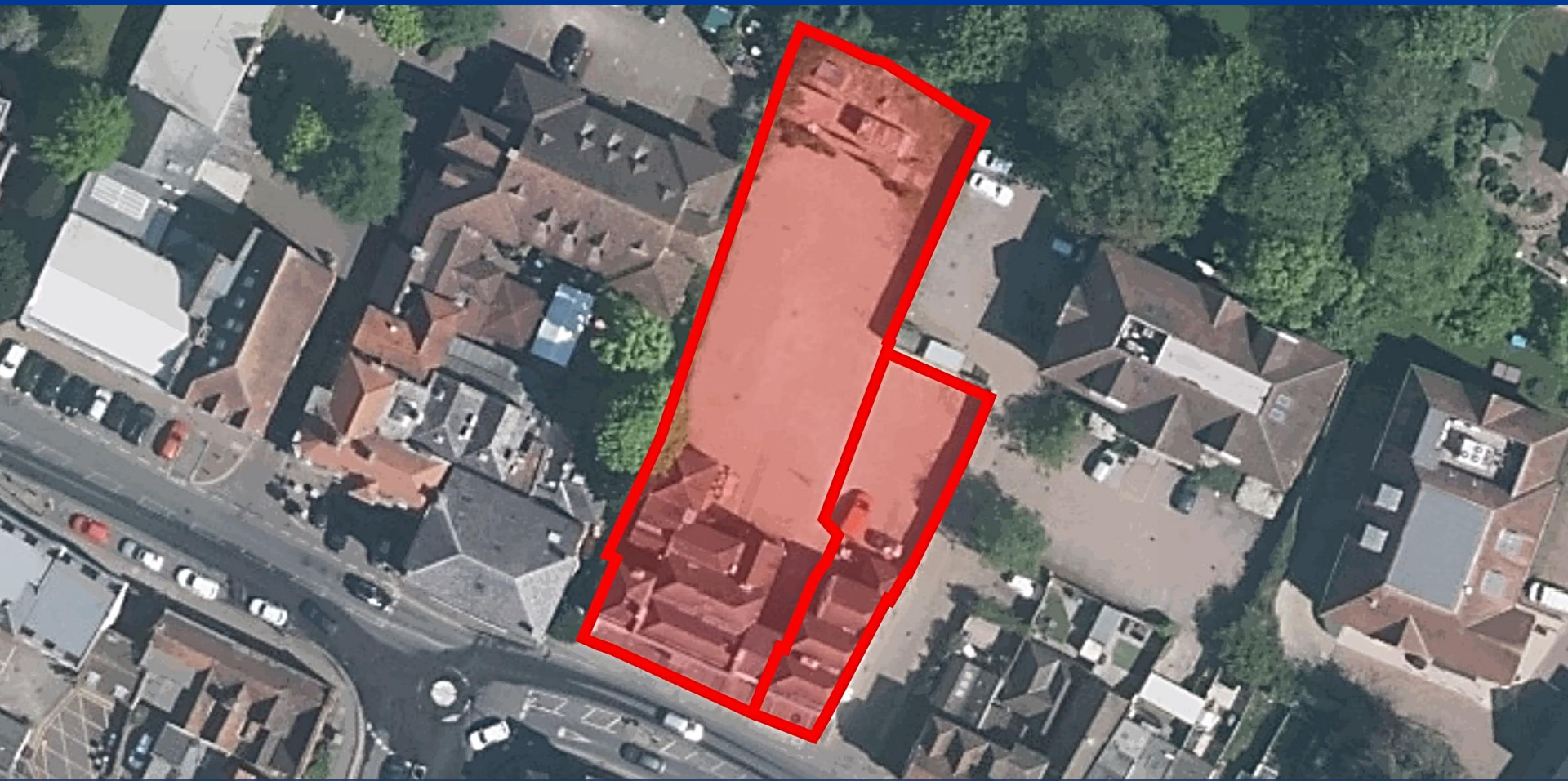
## Detached Grade II Listed Office Building



THE OLD BANK HOUSE, 11-13 LONDON STREET, CHERTSEY, SURREY KT16 8AP

On the instructions of the Joint Administrators of Blenheim House Construction Limited

GIA: 6,174 sq ft (573.59 sq m)



## THE OPPORTUNITY

- Detached Grade II Listed office building
- Large car park for c.30 vehicles
- Potential for redevelopment/alternative uses (STPP)
- 6,174 sq ft (573.59 sq m) / 0.439 acres (0.177 Ha)
- Part let on short term lease generating £20,400pa
- Offers invited for the freehold interest

## LOCATION

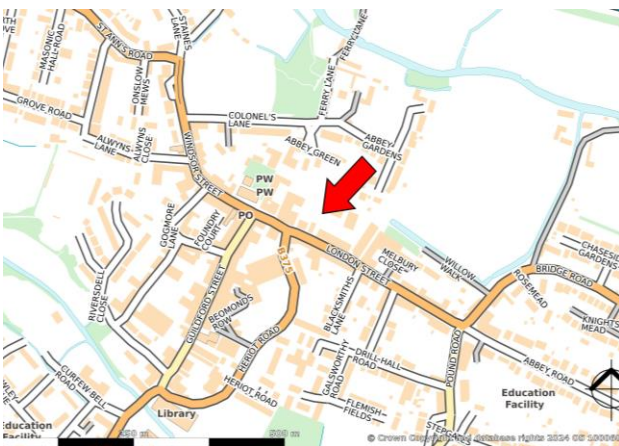
The property occupies a prominent position on the northern side of London Street in Chertsey town centre close to the Crown Hotel and Sainsburys supermarket. Chertsey is a vibrant market town nestled on the banks of the River Thames.

Chertsey is well located and benefits from good transport links with the M25, M3 and M4 all within close proximity and Heathrow airport 5 miles to the north.

Chertsey railway station is 0.5 miles to the south-west of the property, providing regular services between Weybridge and London Waterloo.

## SITE AREA

The approximate Site Area, which has been scaled from the Ordnance Survey Plan is 0.177 Ha (0.439 acres).



## DESCRIPTION

The property comprises an attractive white stucco fronted, Grade II Listed office building fronting London Street. There is vehicular access to the rear of the property via an arched carriageway situated between No. 11 and No. 13.

Internally the property provides office accommodation, predominately arranged over the ground and first floors, with a small room on the second floor. The internal layout comprises a number of interconnecting offices with an ancillary kitchen and WCs at ground floor level, with further WCs and shower at ground floor level.

There is a large gravelled car park to the rear providing space for c.30 cars.

The property may be suitable for alternative uses, subject to planning permission.



## ACCOMMODATION

The property provides the following approximate accommodation:

ACCOMMODATION	Sq M	Sq Ft
Ground Floor	270.07	2,907
First Floor	287.82	3,098
Second Floor	15.70	169
<b>Total</b>	<b>573.59</b>	<b>6,174</b>

## TENURE

The property is held freehold.

Title Nos. SY495586 & SY513092.

## BUSINESS RATES

The rateable value of the property is:

Address	Rateable Value
11 & 1st Floor 13 London Street	£65,500
Ground Floor 13, London Street	£9,900

## EPC

No.11 and First Floor No.13 – TBC

Ground Floor No.13 – EPC Rating D (81)

Copies available upon request.

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## TENANCY

The ground floor of No.11 is let to Boundary Communications Ltd t/a Indigo Forward, for a one year term from 20<sup>th</sup> December 2023 at a rent of £20,400 per annum.

## USE CLASS

Use Class E - Offices

## LEGAL COSTS

Each party is to bear their own legal costs.

## VAT

All prices are quoted exclusive of VAT.

## TERMS

Offers are invited for the freehold interest.

## CONTACTS:

For further information or to arrange a viewing please contact:

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