

Kingstons

Commercial Property Consultants
Telephone (01483) 572999

OF INTEREST TO OWNERS/INVESTORS/DEVELOPERS FOR SALE

4,713 sq ft (437.87 sq m) GIA



151 - 152 MAYBURY ROAD, WOKING, SURREY GU21 5JR

LOCATION

The property is located on the north side of Maybury Road, Woking close to the junction with Monument Road. The town centre is within a short walk which provides good rail connections to London Waterloo and Portsmouth Harbour.

Kingstons is the trading name of Kingstons (Guildford) Limited Registered in England and Wales No. 6204957 at The Annexe, Saxon House, 28 Castle Street, Guildford, Surrey GU1 3UW Tel: 01483 572999 Fax: 01483 510499 Website: www.kingstons.net

Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided. These details do not constitute, or form part of, an offer or a contract. Prices and rentals are subject to VAT where applicable. Services - The agents have not carried out tests on the mechanical, electrical or other services affecting the property. Intending purchasers or lessees must satisfy themselves independently as to the condition.

DESCRIPTION

The property comprises a pair of semi-detached two-storey Victorian buildings fronting Maybury Road, Woking. The ground floor front comprises retail space with the rest of the ground floor used as ancillary office/storage and kitchen. The first floor provides a mix of office and residential accommodation. To the rear of the site is a single-storey warehouse erected in 2009 under Planning Reference 2009/0007.

In addition to the various buildings, the sale will also include a section of the garden to the rear of 150 Maybury Road and a further piece of land which runs along the rear of 143-150 Maybury Road.



Access to the rear is via Monument Road providing loading/unloading. Please see the location plan attached.

ACCOMMODATION

The property has been measured and provides the following gross internal areas:

	Sq ft	Sq m	EPC
Ground floor retail	827	76.82	The building has an Energy Performance Certificate Rating of D88
Offices/kitchen	560	52.06	
Storage	1,023	95.04	
1 st floor offices/residential	1,199	111.41	
Detached rear warehouse	1,104	102.54	
Total	4,713	437.87	

The rear gardens provide a combined site area of 383.22 sq m / 4,125 sq ft approx
Total site area – land and buildings = 1,135.52 sq m / 12,223 sq ft approx

RATES

According to the Valuation Office website the Rateable Value is £14,000 described as Shop & Premises. A Uniform Business Rate of 49.3p in the £ will apply. *This property would qualify for small business rate relief and further information can be obtained by contacting the Valuation Office.*

PLANNING

We believe the premises provides a number of opportunities for alternative uses including residential which would require planning, but any interested parties would need to make their own enquiries at Woking Borough Council Planning Department – Tel: 01483 743843.

PRICE

The property will be sold with vacant possession from August 2018 when the occupier relocates to alternative premises. We are seeking offers in excess of **£1.15 million**. We are advised the sale will not attract VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING: Strictly by appointment through sole letting agents:



Contact: Peter Bellion
Tel: 01483 572999 Mobile: 07905 419795
Email: peter@kingstons.net

LOCATION PLAN



Not to scale: For identification purposes only