

Lot 12

£183,300 Per Annum
Exclusive

10/10a/10b Church Street, Weybridge, Surrey KT13 8DX

Freehold Retail & Office/Commercial Investment with Development Potential & Car Parking (1)



Photograph For identification purposes only.



Tenancy and accommodation

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Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
10a	Ground	Retail	386.18 sq m	(4,157 sq ft)	NEPTUNE WEYBRIDGE LIMITED t/a Neptune (2)	20 years from 18/05/2015 (3)	£85,000	18/05/2025 & 18/05/2030
10b	Ground	Retail	148.82 sq m	(1,602 sq ft)	AND SO TO BED LIMITED (4) t/a And So To Bed London	10 years from 4/11/2016 (5)	£52,500	04/11/2021
	First (Front)	Office/ Pilates Studio	197.88 sq m	(2,130 sq ft)	PILATES WORKS STUDIO LIMITED t/a Pilates Works Studio	10 years from 4/09/2018 (6)	£25,000	03/09/2023
	First (Rear)	Ancillary	167.22 sq m	(1,800 sq ft)	VACANT (See footnote - (1)-Planning)	-	-	-
Suite 1	Second	Office/ Pilates Studio	55.92 sq m	(602 sq ft)	PILATES WORKS STUDIO LIMITED t/a Pilates Works Studio	10 years from 4/09/2018 (6)	£6,600	03/09/2023
Suite 2	Second	Office/ Physiotherapist	56.00 sq m	(603 sq ft)	TWOTENOFOUR INVESTMENTS LIMITED t/a Weybridge & Walton Physiotherapy	10 years from 4/09/2018 (6)	£6,600	03/09/2023
Suite 3	Second	Office/ Physiotherapist	52.20 sq m	(562 sq ft)	TWOTENOFOUR INVESTMENTS LIMITED t/a Weybridge & Walton Physiotherapy	Approx. 7 years & 3 months from 26/05/2021 (6)	£7,600	03/09/2023
Total			1,064.30 sq m (11,456 sq ft)				£183,300	

- (2) Interior design specialists with 30 shops, including Bath, Cambridge, Knutsford & Paris (Source: www.neptune.com)
- (3) The lease is subject to a tenant option to determine on 17th May 2025.
- (4) Founded more than 40 years ago, with 20 stores including Chelsea (Kings Road), Richmond-upon-Thames, Cheltenham, Oxford, Harrogate & Tunbridge Wells. (Source: www.andstobed.co.uk)
- (5) Tenant option to determine lease on 3rd November 2021 NOT activated.
- (6) The lease is subject to a tenant option to determine on 3rd September 2023.

Key Details

- **Two Large Shops with Separately Accessed Pilates Studio & Offices Above**
- **Approximately 1,064.30 sq m (11,456 sq ft) plus Large Site to the Rear with Parking**
- **Development & Change of Use Opportunity on Upper Parts & Rear Site**
- **Potential Residential Conversion/Development of the Upper Floors - Previous Lawful Certificate from Elmbridge Council for Change of Use of Rear 1st Floor for Two Flats (1)**
- **Affluent & Popular Surrey Town**
- **VAT-Free Investment**

Location

Miles: 2 miles south west of Walton on Thames
16 miles north-east of Guildford
20 miles south-west of Central London

Roads: A3, M3, M25

Rail: Weybridge Railway Station
(to London Waterloo in 35 minutes)

Air: London Heathrow and London Gatwick

Situation

Weybridge is an affluent Surrey commuter town located some 20 miles south-west of Central London and 16 miles north east of Guildford. Weybridge Railway Station provides direct links to London Waterloo (35 minutes). The property is located in a prime trading position on the north side of Church Street, close to its junction with Baker Street. Nearby retailers including Starbucks, WH Smith, Caffe Nero, Robert Dyas, Betfred, Natwest & Lloyds banks and a variety of specialist retailers. One of the town's main car parks is located close by on Churchfield Road.

Description

Two large shops arranged on the ground floor with a separately accessed Pilates Studio on the part first floor (front) and three office suites on the second floor, used by the Pilates Studio and a Physiotherapist. The property benefits from additional rear first floor ancillary accommodation, which is not currently used or let, where there was previous consent for two flats (see footnote (1) "Planning"). Access to this accommodation is via a rear staircase. To the rear, the property also benefits from a large loading area, together with 15 car parking spaces. Access to the rear loading area is via Holstein Avenue.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

6 Week Completion Available

Energy Performance Certificates

See Legal Pack at www.acuitus.co.uk

Planning

(1) Application No: 2016/2662 - Lawful Development Certificate granted by Elmbridge Borough Council in October 2016 for change of use of first floor to create 2 flats with retail use to remain on the ground floor. The property may benefit from further future redevelopment for a variety of uses, subject to necessary consents. Interested Parties are referred to Elmbridge Borough Council - www.elmbridge.gov.uk.



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Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
peter.mayo@acuitus.co.uk

Associate Auctioneer
Ian Oswin
+44 (0)1932 823610
+44 (0)7808 896308
ioswin@curchodandco.com



Seller's Solicitors:
Kidd Rapinet LLP
Andrew Hawkins
+44 (0)1296 432541
ahawkins@kiddrapinet.co.uk