

Lot 7, 118 Ashley Road, Walton on Thames,

Surrey KT12 1HN

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Lot 7, 118 Ashley Road, Walton on Thames,

Surrey KT12 1HN

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)

Property Information

Freehold South West London Industrial Investment

- Affluent South-West London Location
- Let to Walton Plating Limited, in occupation for over 50 years
- 10,819 sq ft on a site of approx 0.29 acres
- Asset Management/Development Opportunity (subject to consents)

Lot

7

Auction

31/Mar/2022

Rent

£45,360 per Annum

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

On Instructions of Network Rail

Location

Miles

7 miles south-west of Twickenham, 14 miles north-east of Guildford, 20 miles south-west of Central London

Roads

A244, A308, M3, M4, M25

Rail

Walton-on-Thames

Air

London Heathrow Airport

Situation

Walton-on-Thames is an affluent and historic market town in Surrey, 1.5 miles east of Weybridge, 2.5 miles west of Esher and 20 miles south-west of Central London. The property is situated in a prominent position on the west side of Ashley road (B365) close to its junction with Queens Road (A317), 0.5 miles west of Walton on Thames railway station. Ashley road connects to the town centre within 1 mile to the north. The property is adjacent to Cleves School playing fields and opposite Ashley Road which comprises a modern residential street.

Tenure

Freehold. Please note that the site is currently unregistered however the Seller's solicitors have submitted an application to register the property. A copy of the pre-registration deeds will be available to view in the solicitor's legal pack.

Description

The property comprises ground floor industrial workshops, offices and storage accommodation arranged on a site of 0.117 hectares (0.29 acres).

Planning

The property may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions and the current tenancies. Interested Parties are referred to Elmbridge London Council - www.elmbridge.gov.uk - 01372 474 474

Note

The property will be subject to a provision that entitles the Seller to 50% of any uplift in value if sold within five years for residential redevelopment. Please see the legal pack for further details.

Completion Period

6 week completion

EPC

The EPC will be available to view online in the solicitor's legal pack.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 7, 118 Ashley Road, Walton on Thames,

Surrey KT12 1HN

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Industrial/Office & Storage	1,005.10 sq m	(10,819 sq ft)	WALTON PLATING LIMITED (1)	21 years from 24/06/2004	£45,360	24/06/2022 (23/06/2025)
		1,005.10 sq m	(10,819 sq ft)			£45,360	

Walton Plating Limited are a " Surface Treatment Specialists, family company who have been established for over 70 years. Based in Surrey, Walton Plating Ltd services the Aerospace sector both Military and Commercial, together with Motorsport sectors." (Source : www.waltonplating.co.uk)

Lot 7, 118 Ashley Road, Walton on Thames,

Surrey KT12 1HN

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Lot 7, 118 Ashley Road, Walton on Thames,

Surrey KT12 1HN

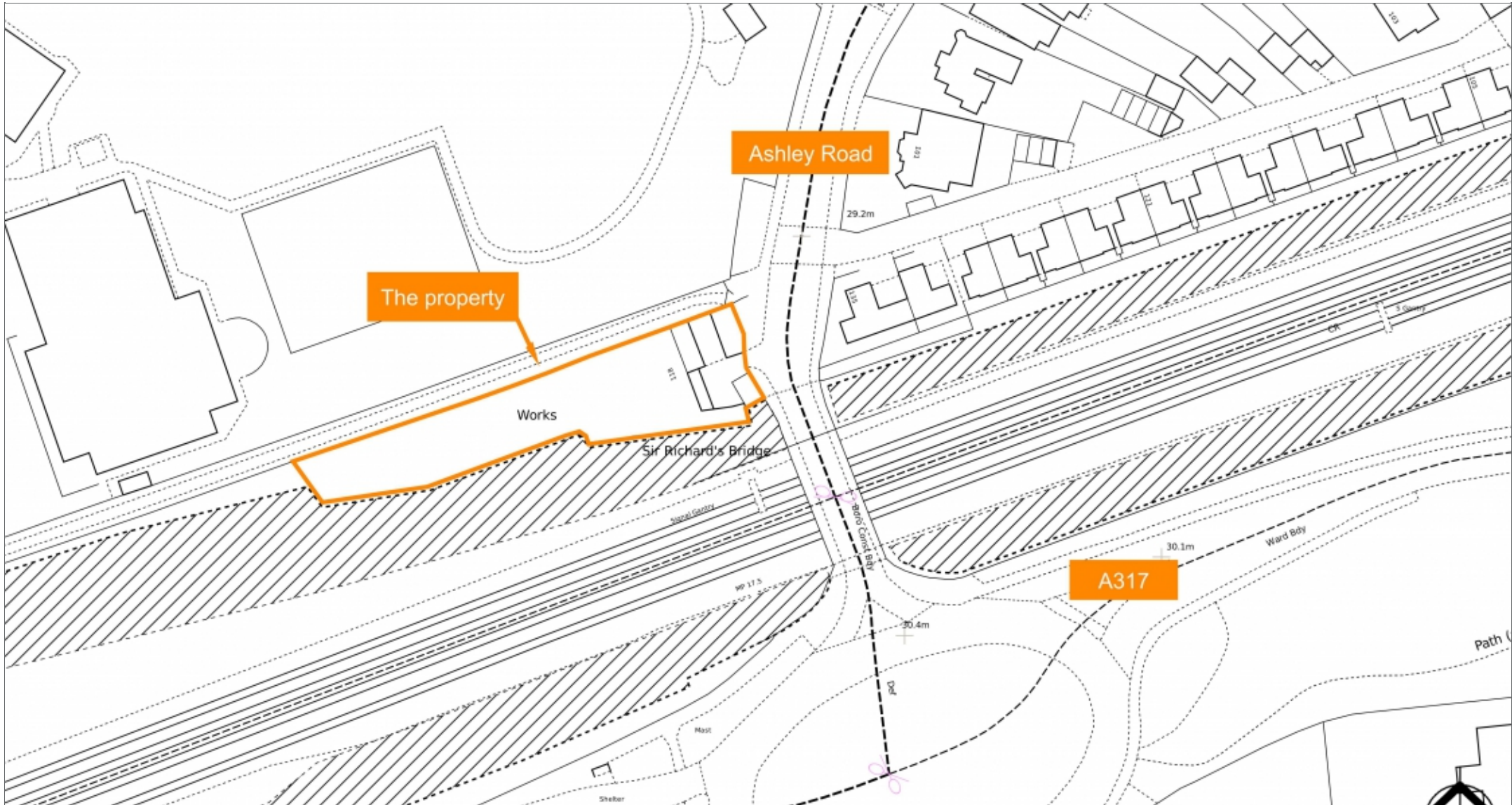
For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Lot 7, 118 Ashley Road, Walton on Thames,

Surrey KT12 1HN

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Lot 7, 118 Ashley Road, Walton on Thames,

Surrey KT12 1HN

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Lot 7, 118 Ashley Road, Walton on Thames,

Surrey KT12 1HN

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)

Contacts

Acuitus

Charlie Powter
+44 (0)20 7034 4853
+44 (0)7768 120904
charlie.powter@acuitus.co.uk

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Seller's Solicitors

Dentons LLP

Dominic Moraz
44 20 7246 7298
dominic.moraz@dentons.com

Rebecca tavares
44 20 7246 7298
Rebecca.tavares@dentons.com

Associate Auctioneers



Rapleys LLP
66 St James's Street
London
SW1A 1NE

Charles Alexander
+44 (0)7831 487420
+44 (0)7831 487420
charles.alexander@rapleys.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020