

Lot 19, 12, 14 and 16 High Street, Walton on Thames, Surrey KT12 1DA

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Prime Retail and Residential Development Opportunity*

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Property Information

Prime Retail and Residential Development Opportunity*

- Major Development opportunity in the heart of Walton Town Centre
- Affluent South-West London Location
- Strategic position between The Heart Shopping Centre and Bridge Street
- Extensive rear yard
- Comprises approximately 725.67 sq m (7,811 sq ft) and occupies a site of 0.09 ha (0.23 acres)
- Development Opportunity for Alternative Uses (subject to consents)
- Immediate Asset Management Opportunities

Lot
19

Auction
18/May/2022

Vacant Possession

Status
Available

Sector
Development

Auction Venue
Live Streamed Auction

On Instructions of Administrators

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 on the southern side of High Street, directly opposite McDonalds and between both entrances to The Heart Shopping Centre which includes retailers such as Sainsbury's, Next, Starbucks, Sports Direct and Pure Gym. Other nearby retailers include Santander, Boots, Halifax, Aldi and Wilko.

Tenure

Long Leasehold. The property is held on a Long Lease from the Institution of Mechanical Engineers for a term of 999 years from 25th March 1936 at a rent of £525 pa. On 8th June 2014, the headlease was varied, via a deed of variation, to allow alterations and development of the property and to widen the user clause. Vehicle right to access to the rear was also obtained. Further details available within the legal pack.

Description

The property comprises ground floor retail units with self contained access to first and second floor ancillary accommodation. There is an extensive yard to the rear. The entire site extends to some 0.09 ha (0.23 acres).

VAT

VAT is applicable to this lot.

Planning

A positive pre app response was received for redeveloping the site into a 25,200 sq ft building comprising 26 new residential units and a 2,750 sq. ft. ground floor retail unit. Further information available within the Legal Pack. Further enquiries can be made with Elmbridge Borough Council on 01372 474474 or visit www.elmbridge.gov.uk/planning

Note

*Contracts have been exchanged for the sale of the property although, in the event the sale does not complete on or before 6 May 2022, the contract will be rescinded and the property will continue to be listed in the auction. This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Completion Period

6 week completion available.

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.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Retail	272.12	(2,929)	Vacant
First	Ancillary	302.96	(3,261)	Vacant
Second	Ancillary	150.59	(1,621)	Vacant
Total		725.67	(7,811)	

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