

Kingstons

Commercial Property Consultants
Telephone (01483) 572999

OF INTEREST TO OWNERS/INVESTORS/DEVELOPERS SHOP & UPPER PART **FOR SALE**

2,586 sq ft (240.29 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
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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.

The property For Sale is highlighted in blue on the OS extract plan below.

There is parking on the forecourt in front of the shop for 5 cars.

The building has an Energy Performance Certificate Rating of D88.



ACCOMMODATION

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

Ground floor retail	827 sq ft	(76.82 sq m)
Offices/kitchen	560 sq ft	(52.06 sq m)
1 st floor offices/residential	1,199 sq ft	(111.41 sq m)
Total	2,586 sq ft	(240.29 sq m)

RATES

According to the Valuation Office website the Rateable Value is £14,000 described as Shop & Premises. A Uniform Business Rate of 49.1p in the £ will apply. *This property would qualify for small business rate relief and further information can be obtained by contacting Woking Borough Council Business Rates Department.*

PLANNING

The property provides a number of opportunities for alternative uses including residential on the upper floor. Under Planning Ref: 2019/0777 to Woking Borough Council, consent has been granted to convert the 1st floor into 2 flats. Any interested parties would need to make their own enquiries at Woking Borough Council Planning Department – Tel: 01483 743843.



Extract from OS Plan for indicative purpose only

PRICE

The property will be sold with vacant possession. Freehold price **£700,000** (Seven-hundred thousand pounds). 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:



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