

**LOT
32**

176 Station Road Addlestone, Surrey KT15 2BD

An end of terrace building arranged as ground floor retail premises with a self-contained office unit on the first floor having own entrance. There is potential to convert the upper floor to residential use subject to usual consents. **Vacant.**

Tenure

Freehold.

Location

- Located close to the junction with Corrie Road
- Local shops and amenities can be found along Station Road
- Woburn Park is close by and provides recreational amenities to the area

🚶 Addlestone

Description

- An end of terrace building
- Arranged as a ground floor shop unit and first floor office unit with own entrance at the front
- Potential to convert upper floor into residential use subject to usual consents

Accommodation

- Ground Floor – Shop Unit (A1)
- First Floor – Office Unit

Planning

A planning application has been submitted for conversion of existing building on the first floor and top floor to provide two self-contained flats (decision pending). A further planning application has been submitted for an additional flat on the ground floor to the rear of the shop under PD rights (decision pending). Please refer to the legal pack for more information.

Viewing

Please refer to our website savills.co.uk/auctions

Eight Week Completion



**LOT
33**

Land adjacent to 1 Hawes Lane Chingford, London E4 7RN

An irregular shaped site of approximately 3,600 sq ft, conveniently located for the shopping and recreational amenities of Chingford and Waltham Abbey. **Vacant.**

Tenure

Freehold.

Location

- Located on Hawes Lane, which runs off Sewardstone Hall Farm
- Shopping facilities are easily accessible in the centres of Chingford and Waltham Abbey
- Recreational amenities of Prince of Wales Open Space and Albany Park are both easily accessible

🚶 Chingford, Waltham Cross

Description and Accommodation

- An irregular shaped site of approximately 3,600 sq ft
- There may be further potential (subject to requisite consents)

Viewing

Please refer to our website savills.co.uk/auctions



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