

Matthew Pellereau

Commercial Property Consultants

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Ref: I/2007

WINDLESHAM, SURREY

CAR SALES / VALETING / OPEN STORAGE

COMMERCIAL DEVELOPMENT POTENTIAL

Site Area 15,415 sq ft / 0.354 acres

FREEHOLD for SALE – NO VAT

Subject to Short Term Lease with Mutual Break July 2024



**ADDRESS: MATTHEW'S CORNER GARAGE, CHURCH ROAD,
WINDLESHAM, SURREY. GU20 6BH.**

Agency · Development · Investment · Management · Rating · Rent Reviews

Matthew Pellereau is the trading name of Matthew Pellereau Limited.

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LOCATION: The property is located to the South East of the junction between Church Road and Kennell Lane within the village of Windlesham. The M3 Junction 3 is about a mile away and the A30 trunk road within half a mile.

DESCRIPTION: The property comprises a single storey brick-built office/showroom with a pitched corrugated roof, a vehicle wash area and tarmacadam/concrete hardstanding for parking or open storage. The property has a frontage to Church Road of 72 ft. (22m).

ACCOMMODATION: Based on the RICS Code of Measuring Practice we calculate the approximate areas are as follows:

| Floor | Use | Sq ft | M ² |
|----------------------------------|-----------------|--------------|----------------|
| Ground | Showroom/Office | 880 | 81.75 |
| Mezzanine | Store | <u>120</u> | <u>11.15</u> |
| Total Gross Internal Area | | 1,000 | 92.90 |

Site Area 15,415 Sq ft. 0.354 acres (0.144 hectares)

AMENITIES:

- Mains water, electricity and drainage to mains sewer.
- 2 WC's and kitchen areas.
- Electric heaters for hot water.
- Parking for around 100 vehicles.

(NOTE: The service installations are believed to be in operational condition but they have not been tested therefore no warranty can be made by the Vendor or their agents.)

PLANNING: The property is within the Green Belt, the Windlesham Neighbourhood Plan Area and the Church Rd Conservation Area. The current use is commercial car business, having formerly been a garage for many years so can be considered to be a Brownfield Site.

In 2010 a Certificate of Lawfulness of Existing Use was granted in respect of the land to the south east of the subject property which is currently used by the vendors. This allows the land behind Shanklin to be used for parking, storage and valeting of cars offered for sale at the subject property. The property could therefore be considered to be a Sui Generis use. With this form of specific commercial use on a Brownfield Site there is the possibility of seeking planning for Change of Use of the site or redevelopment for other Commercial subject to planning consent. Please contact Surrey Heath Borough Council for full details of planning history and prospects for alternative uses for the property.

TENANCY: The property has been let to Alliance Cars Ltd for five years from 5th July 2022 on a full repairing and insuring basis at a commencing rent of £52,000 pa with fixed increase to £54,000 pa after 2 years, and £56,000 pa after 4 years, Subject to a Mutual Break on 2 month's notice effective 5 July 2024.

- RATES:** The valuation office agency confirms that the property is described as "Car sales site and premises" in the current list from April 2017 with a rateable value of £17,000.
- GROUND CONDITIONS:** Groundsure Ltd undertook a Phase 1 Environmental Risk Assessment dated 6th October 2008. In July 2017 ASL Environmental reviewed the previous report and provided factual results from an intrusive investigation and subsequent laboratory analysis together with interpretative comments and assessment of the contaminated status of the site. Copy of the ASL report which includes a summary of the earlier report is available on request.
- TENURE:** The property is for sale freehold subject to and with the benefit of the lease.
- PRICE:** We are instructed to seek offers in the region of £1,500,000 for our Client's freehold interest in the above property subject to the lease.
- VAT:** The property is not elected for VAT and therefore VAT will not be payable on the purchase price.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- VIEWING:** Strictly by appointment with the Sole Agents:-

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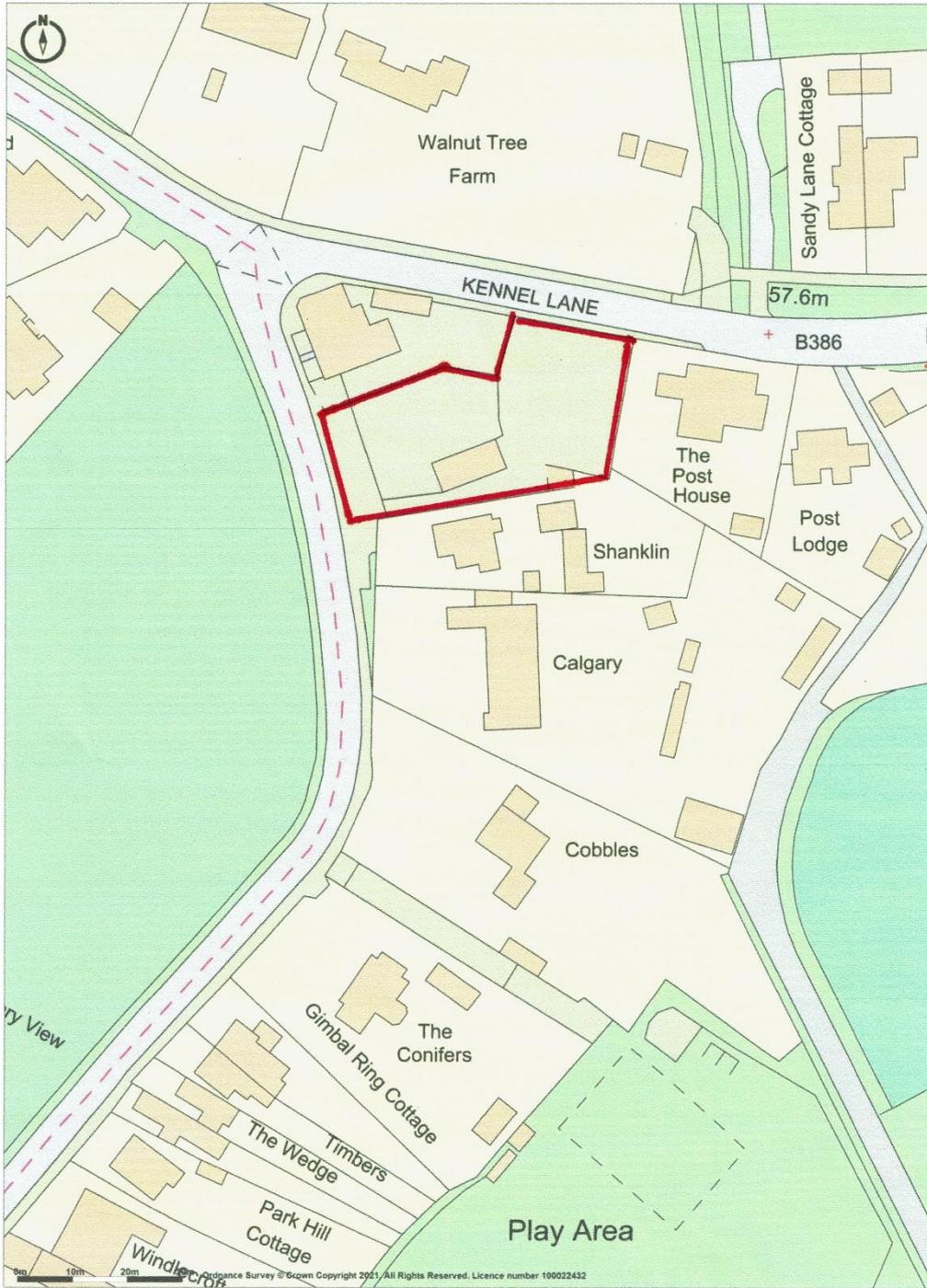
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Promap
 LANDMARK INFORMATION

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