

*Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015*

## **MIXED-USE/REDEVELOPMENT OPPORTUNITY FOR SALE (FREEHOLD)**



### **1 & 2 PINE VIEW**

**WYCH HILL • WOKING • SURREY • GU22 0HZ**

#### **LOCATION:**

The property is located on Wych Hill, close to St John's village, within 1 mile (approx.) of Woking Town Centre and mainline train station. The property is also located within 1 mile of the new Hoe Valley Secondary School site (opening 2018/19).

Woking is a popular commuter town being very well-connected to Central London, via Woking mainline station, which provides fast and frequent rail services to Waterloo (25 minutes). Woking Leisure Centre and Town Centre amenities are located within 1 mile of the property. Junction 11 of the M25 is 7 ½ miles distant, whilst Junction 3 of the M3 is 8 miles distant. Heathrow Airport is located within 15 miles of the property via the M25.

#### **DESCRIPTION:**

The existing premises comprise of a ground floor retail shop, which is currently a hairdressing salon, above which is a self-contained 2 x bedroom flat with separate access from the rear of the building, together with an attached 3 x bedroom house which extends to 2,000 sq ft (approx.) GIA including the loft space. There is car parking to the front and side of the property and a double garage to the rear, accessed over a private drive to the side of the premises.

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

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## ACCOMMODATION:

### 1 Pine View

Ground floor: Retail shop, Kitchenette and WC facilities approximately 651.54 sq ft (60.53 sq m)  
First floor: Separately accessed 2 x bedroom flat, living room, kitchen and bathroom approximately 598.5 sq ft (55.60 sq m)

### 2 Pine View

Ground floor: Entrance hall, living room, kitchen and outside WC  
First floor: Bathroom and bedrooms 1, 2 & 3  
Second floor: Bedroom 4 (Eaves)

The Ground Floor Shop premises trading as a hairdressing saloon is currently occupied by our Client, who would be prepared to stay on either under a Tenancy at Will, or, Licence to Occupy in the immediate and short-term, at a figure of £15,000.00 per annum exclusive, should it suit the incoming purchaser whilst alternative or an amended planning consent is being sought.

The Residential Accommodation above the Ground Floor Shop is currently let on an AST with 2 x months' notice on either side at a figure to be confirmed of circa £800.00 per calendar month and that of the attached semi-detached house under HMO (House of Multiple Occupancy) at a figure to be confirmed of circa £1,350.00 per calendar month

## TENURE:

The entire property is available FREEHOLD with vacant possession on Completion

## PRICE:

**Offers invited in excess of £950,000.00 for the whole**

## PLANNING:

A Planning Application under reference: PLAN/2016/1380 and PLAN/2015/1416 (Woking Borough Council) for the demolition of the shop premises and the building of 2 x 1 Bedroom and 1 x 2 Bedroom split level residential flats has been approved in principal and consented for on No: 1 & 2 Pine View Wych Hill, along with alterations and improvements, subject to a 106 Notice payment. It is felt that in our opinion, the existing Planning Consent (subject to payment of the 106 Notice), could be expanded and improved upon in terms of Units and GDV.

## VAT:

The premises are not elected for VAT.

## EPC:

EPCs will be supplied upon request.

## LEGAL COSTS:

Each party will be responsible for their own costs.

## VIEWING:

The premises are available to view strictly by prior appointment through **Joint Sole Agents:**



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#### NOTE:

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