

Lot 23, Mytchett Place, Mytchett Place Road, Mytchett, Camberley,

Surrey GU16 6DQ

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Victorian Mansion with Substantial Land and Outbuildings

www.acuitus.co.uk

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Property Information

Freehold Victorian Mansion with Substantial Land and Outbuildings

- Let to SI Used Cars Trader Ltd
- Approximately 1,466.30 sq m (15,783 sq ft)
- Site Extending to Approximately 4.79 Hectares (11.85 Acres)
- Site Coverage of Approximately 4.60%
- Residential Development Opportunity and Suitable for Alternate Uses (subject to consents)
- Located in Affluent Commute Belt some 30 miles South West of Central London
- Well Located with Easy Access to Farnborough, Camberley, Woking and Guildford

Lot

23

Auction

25th September 2024

Rent

£480,000 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Behalf of Mortgagees in Possession

Location

Miles

30 miles south-west of London's West End, 3.5 miles south of Camberley Town Centre, 19 miles south-west of Reading

Roads

A33, B3411, M3

Rail

Camberley Railway Station, Frimley Railway Station, North Camp Railway Station

Air

London Heathrow

Situation

The property is well located just outside of Mytchett village centre with easy access to Farnborough, Camberley, Woking and Guildford that offer fast commuter routes to Central London.

Tenure

Freehold.

Description

The property is a substantial Victorian mansion set in secluded grounds and a private driveway up to the main house, comprising office and ancillary accommodation on the ground, mezzanine, first and second floors. Within the properties grounds are also numerous outbuildings, including a Gate House, substantial garages and a Motor Racing track. The property has potential to restore the original building to a substantial and significant dwelling. or for residential redevelopment or conversion to multiple dwellings or for alternative uses, subject to consents.

The property also benefits from a site of approximately 4.79 Hectares (11.85 Acres), with a site coverage of 4.60%.

VAT

VAT is applicable to this lot.

Planning

The property may be suitable for alternative uses including residential, Educational or Medical uses and the grounds may be suitable for further development subject to obtaining the necessary consents. The property does not appear as Listed on the Historic England website www.historicengland.org.uk but is Locally Listed by Surrey Heath Borough Council. The property is not within a Conservation Area.

DISCLAIMER

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Tenancy & Accommodation

Building	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reversion
Former Mansion House	Basement	Ancillary	85.86	(924)	SI USED CARS TRADER LTD (CRN: 14729145)	1 year from 01/02/2024	£480,000	31/01/2025
	Ground	Office/Ancillary	836.57	(9,005)				
	Mezzanine	Ancillary	37.90	(408)				
	First	Office	460.97	(4,962)				
	Second	Office	45.00	(484)				
Total Approximate Net Internal Floor Area	Total Approximate Floor Area		1,466.30	(15,783)			£480,000	

(1) The above floor areas have been taken from the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/334706152>)

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2024