Surrey GU16 6DQ

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)





Freehold Victorian Mansion with Substantial Land and Outbuildings

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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 Auction

23 25th September 2024

Rent Status £480,000 per Annum Exclusive Available

Sector Auction Venue Office 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.

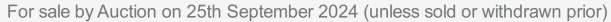
Planning

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

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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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 Ground Mezzanine First Second	Ancillary Office/Ancillary Ancillary Office Office	85.86 836.57 37.90 460.97 45.00	(924) (9,005) (408) (4,962) (484)	SI USED CARS TRADER LTD (CRN: 14729145)	1 year from 01/02/2024	£480,000	31/01/2025
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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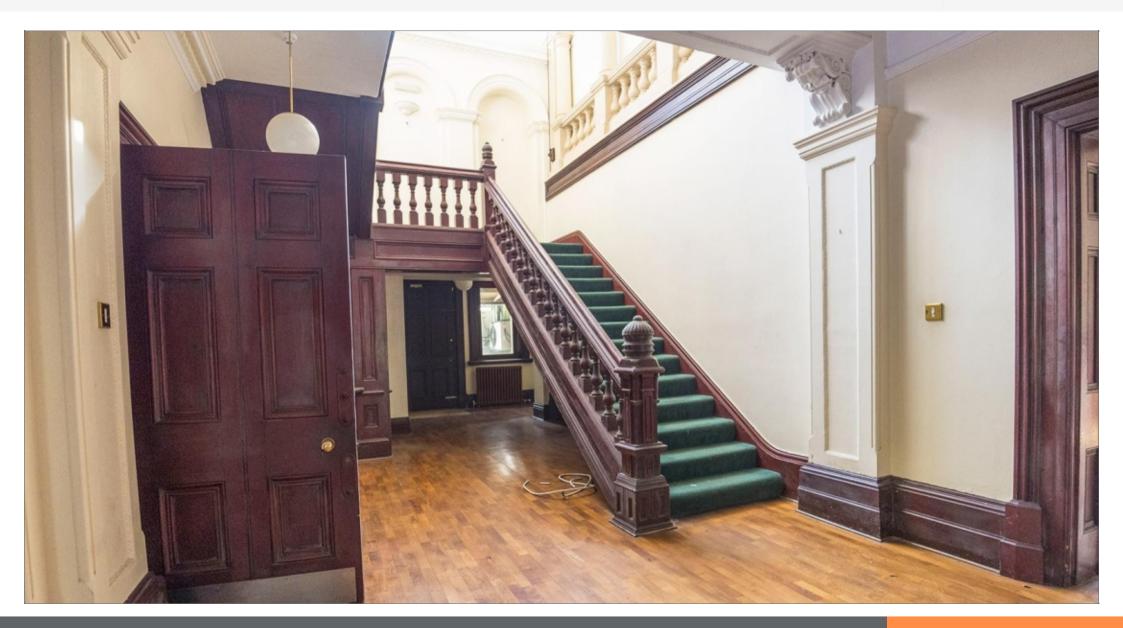




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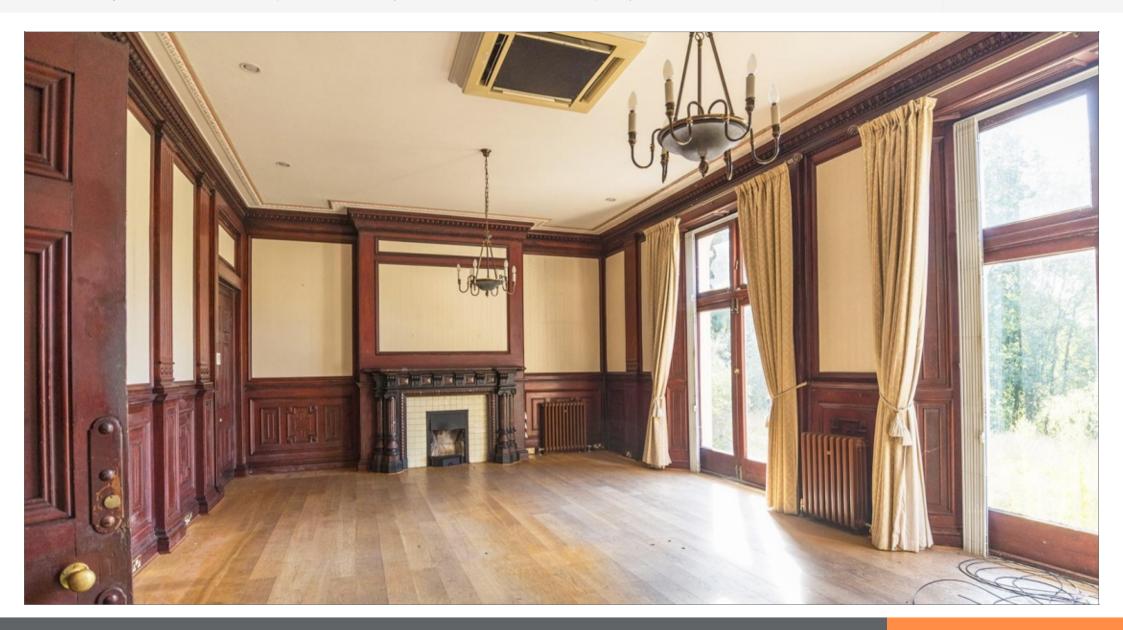


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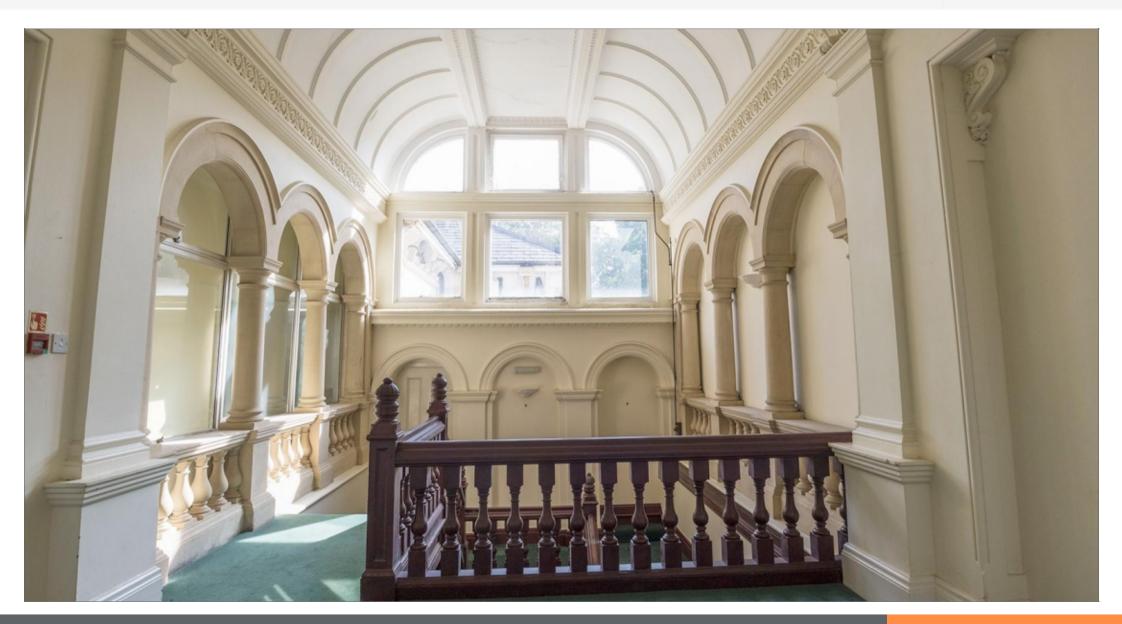




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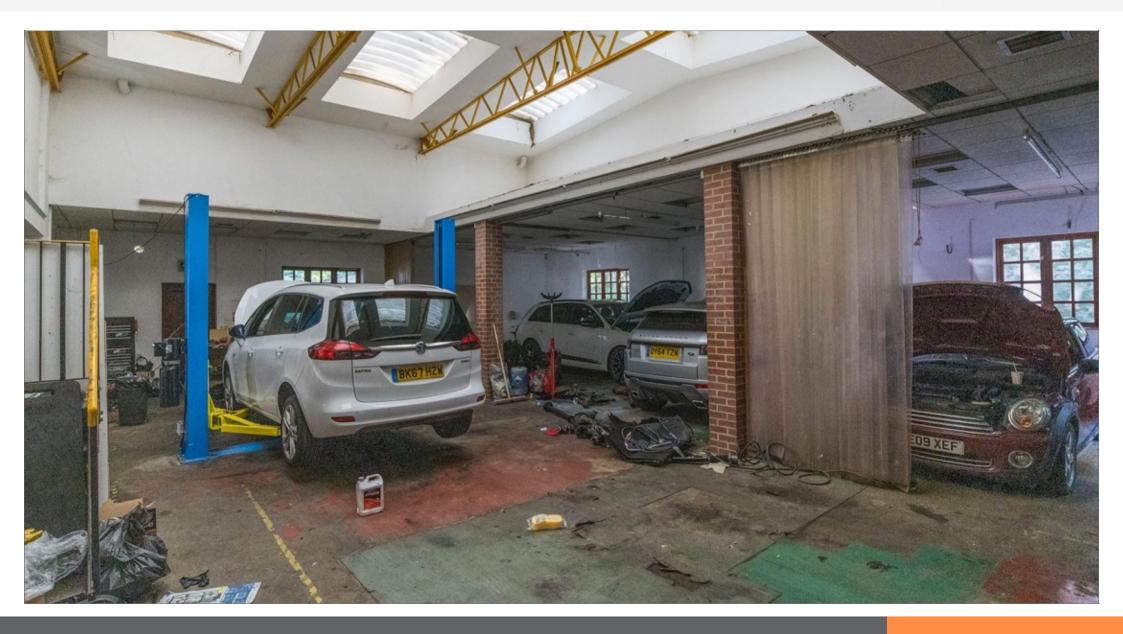


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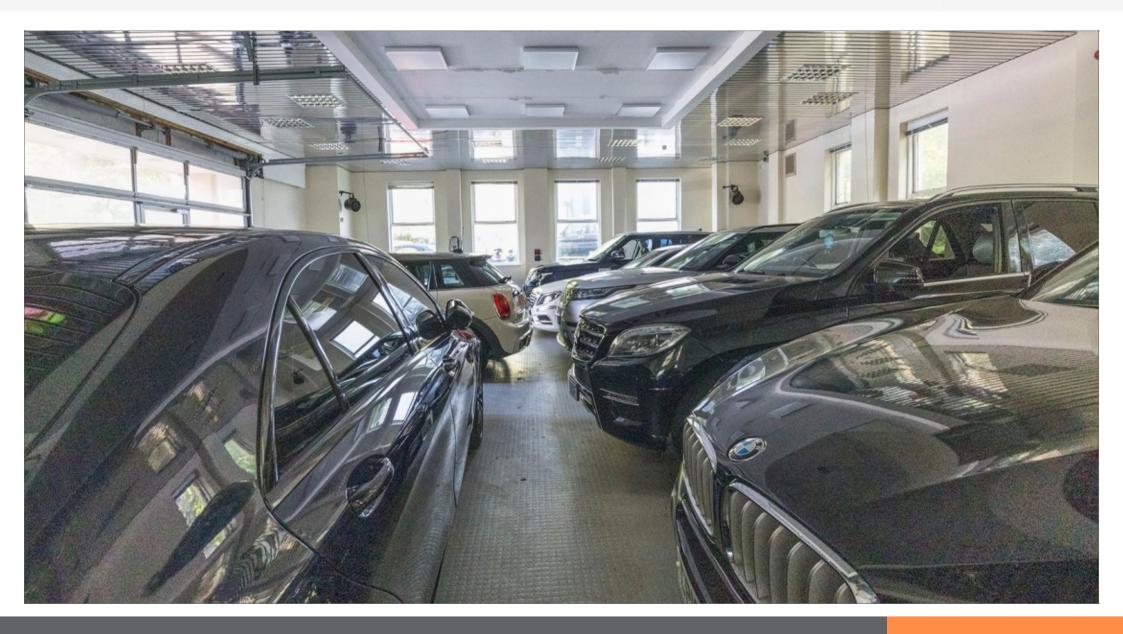


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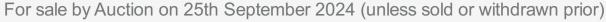
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