



SITUATION

Located close to the junction with Windsor Street within the established shopping area of Chertsey amongst multiples such as **Sainsburys, Poundstretcher, Pizza Express, One Stop & Post Office** and **Costa Coffee** along with other local traders.

Chertsey is a popular town in Surrey which lies approximately 18 miles south-west of central London benefitting from excellent road links via the M3 (Junction 2) and M25 (Junction 12) lying 6 miles south of Heathrow Airport.

PROPERTY

An attractive mid terraced Grade II Listed building comprising a **Ground Floor former Banking Hall** with rear **Ancillary/Office/Staff Accommodation** plus separate front access to **Self-Contained Offices** on the first floor.

We understand that there is a Basement but there is no visible means of access to it.

The property benefits from a gated **Rear Car Park** accessed from London Road with parking for at least 6 cars.

Refer to the Auctioneers for the video tour of the property.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Banking Hall

Gross Frontage	37'3"
Internal Width	29'6"
Rear Width	33'9"
Bank Depth	32'5"
Built Depth	52'9"
2 WCs	
GIA	Approx. 1,800 sq ft incl. 2 WCs

Basement – Not Inspected

First Floor Offices

GIA	Approx. 1,770 sq ft incl. 2 WCs
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Total GIA **Approx. 3,570 sq ft**

FREEHOLD offered with VACANT POSSESSION

Note 1: Planning Permission and Listed Building Consent have been granted (4th October 2023) by Runnymede Borough Council for an additional floor and internal renovations to provide 5 x 2 bed flats and rear balconies and retaining a commercial space of 710 sq ft on the ground floor, following the demolition of the first floor and parapet portion of the rear wall. (Planning Ref: RU.23/0253 & RU.23/0251).

Refer to the Auctioneers for the Planning Documentation.

Note 2: There is a 6 week completion.

Rear Car Park

