



## SITUATION

Occupying a prominent corner position at the junction with the exclusive gated High Pine Close, near to **Tesco Express, Savills** and **Bupa Healthcare** and amongst a host of local traders.

Weybridge town centre and Weybridge Station (South Western Railway) are less than 1 mile distant.

Weybridge is an affluent and highly sought-after location being approx. 17 miles south-west of Central London and 7 miles south of Heathrow Airport, enjoying excellent road access via the M25 (Junction 11) and the M3 (Junction 2).

## PROPERTY

A most attractive and substantial corner building comprising:

- **Self-Contained Offices on the ground floor plus basement Store.**
- **Self-Contained part first floor Offices.**
- **3 Self-Contained Flats (2 × 2 Bed and 1 × 1 Bed) on part first and second floors, which are all in very good condition.**
- **Rear parking area for up to 6 cars.**

**Refer to the Auctioneers for the Floor Plans, Video Tour of Flat 1 and internal photos of Flats 2 & 3.**

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## PLANNING

- Prior Approval was granted on 14th February 2025 by Elmbridge Borough Council for 'Change of Use from Commercial, Business and Service (E) to Residential (C3)'. Ref: 2024/3303. [This Prior Approval provides for the conversion of the first floor offices into 2 Flats \(1 × 2 Bed and 1 × Studio\).](#)
- Prior Approval was granted on 25th September 2025 by Elmbridge Borough Council for 'Change of Use from Commercial, Business and Service (E) to Residential (C3)'. Ref: 2025/1961. [This Prior Approval provides for the conversion of the rear section of the ground floor offices into 2 Flats \(2 × 1 Bed\).](#)
- On 3rd February 2026, the Vendor made an Application to Elmbridge Borough Council for Prior Approval for 'Change of Use from Commercial, Business and Service (E) to Residential (C3)'. Ref: 2026/0277 - Decision target date is 30th March 2026. [This Application is for the conversion of the entire ground floor offices into 4 Flats \(1 × 2 Bed, 2 × 1 Bed and 1 × Studio\).](#)

**Refer to the Auctioneers for all Planning documentation.**

## PLANNING SUMMARY

If the current Prior Approvals are implemented, the property will comprise the following, subject to obtaining vacant possession of the ground floor offices:

- **1 × Self-Contained part ground floor (front) Offices.**
- **7 × Self-Contained Flats (4 × 2 Bed, 2 × 1 Bed and 1 × Studio) on rear ground, first and second floors.**

If the Prior Approval Application dated 3rd February 2026 is granted and implemented along with the existing Prior Approvals, the property will comprise the following, subject to obtaining vacant possession of the ground floor offices:

- **9 × Self-Contained Flats (5 × 2 Bed, 2 × 1 Bed and 2 × Studio) on ground, first and second floors.**

**Refer to the Auctioneers for a detailed Planning Summary to include accommodation and floor areas.**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Offices & Basement Store Plus 4 car spaces	<b>Ground Floor Offices</b> GIA Approx. 2,645 sq ft incl. Ladies & Gents WCs <b>Basement Store</b> GIA Approx. 530 sq ft <b>Total GIA Approx. 3,175 sq ft</b>	<b>I. N. Macdonald &amp; G. Jones</b> (Bates Crellins Carter Solicitors having 8 branches. Visit: <a href="http://www.batessolicitors.co.uk">www. batessolicitors. co.uk</a> )	5 years from 1st May 2012 (Holding over – see Note)	£42,000	FRI by way of service charge. <b>Note: The tenant has verbally indicated to the Vendor they may renew the lease on either the whole of the ground floor &amp; basement or for just part of the ground floor.</b>
First Floor Offices Plus 2 car spaces	<b>GIA Approx. 1,175 sq ft</b> incl. Ladies & Gents WCs	<b>VACANT</b> (These offices were previously let to Independent Financial Advisors for 10 years from 2018 at £16,625 p.a., but the Vendor agreed a surrender of the lease to provide vacant possession from 25th March 2026 in order to facilitate the Prior Approval to convert the offices into 2 Flats (1 x 2 Bed and 1 x Studio).)			
Flat 1 (First Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC <b>GIA Approx. 624 sq ft</b>	<b>2 Individuals</b>	1 year from 28th August 2025	£18,000	AST <b>£1,730 Rent Deposit held.</b>
Flat 2 (Second Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>GIA Approx. 1,023 sq ft<sup>1</sup></b>	<b>Individual</b>	2 years from 26th August 2023 (Holding over)	£14,940	AST <b>£1,326.92 Rent Deposit held.</b>
Flat 3 (Second Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC <b>GIA Approx. 600 sq ft<sup>1</sup></b>	<b>2 Individuals</b>	1 year from 3rd October 2022 (Holding over)	£15,420	AST <b>£1,269.23 Rent Deposit held.</b>
<b>Total GIA Approx. 6,597 sq ft</b>				<b>Total: £90,360 Plus Vacant 1,175 sq ft Office</b>	

<sup>1</sup>Not inspected by Barnett Ross. Area taken from EPC.





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**£90,360** p.a. Plus Vacant 1,175 sq ft Offices

The Surveyors dealing with this property are  
**Steven Grossman and Rocco Kay**

**Vendor's Solicitors**

Bude Nathan Iwanier  
 Tel: 020 8458 5656 Ref: Samuel Iwanier  
 Email: siwanier@bnilaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
 \*Refer to points 9 and 10 in the 'Notice to all Bidders'