

TERMS

FREEHOLD PRICE £1,800,000 exclusive of VAT

A 106 CIL payment of £49,423.26 will be payable by the purchaser to Elmbridge Borough Council for the change of use to C3 Residential.

CONDITIONS

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Please note Vail Williams has not checked and do not accept any responsibility for any of the services within the property and would suggest that any purchaser satisfies themselves in this regard.



Misrepresentation Act 1967. Whilst all the information in these particulars is believed to be correct, neither the agents or their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas are quoted as approximate. Financial Act 1989. Unless otherwise stated, all parties must satisfy themselves independently as the incidence of VAT in respect of any transaction.

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THE OLD HOUSE & RATHBONE HOUSE

4 HEATH ROAD, WEYBRIDGE, SURREY KT13 8TB

RARE FREEHOLD SALE

**EXISTING OFFICE BUILDING WITH RESIDENTIAL
CHANGE OF USE APPROVED**



DESCRIPTION

The Old House and Rathbone House are two interconnecting 3-storey buildings. The Old House is Grade II Listed and Rathbone House is listed by association. The property is situated in its own private and secure site.

OPTION 1 - EXISTING OFFICE USE

The available accommodation comprises a mixture cellular and open plan space. The Old House offers more 'Period Style' accommodation with cellular offices, fitted kitchen and rest room, boardroom and reception. Rathbone House is modern in design and offers more open plan and demountable partitioned accommodation. Both buildings have separate toilet and Kitchen facilities and showers

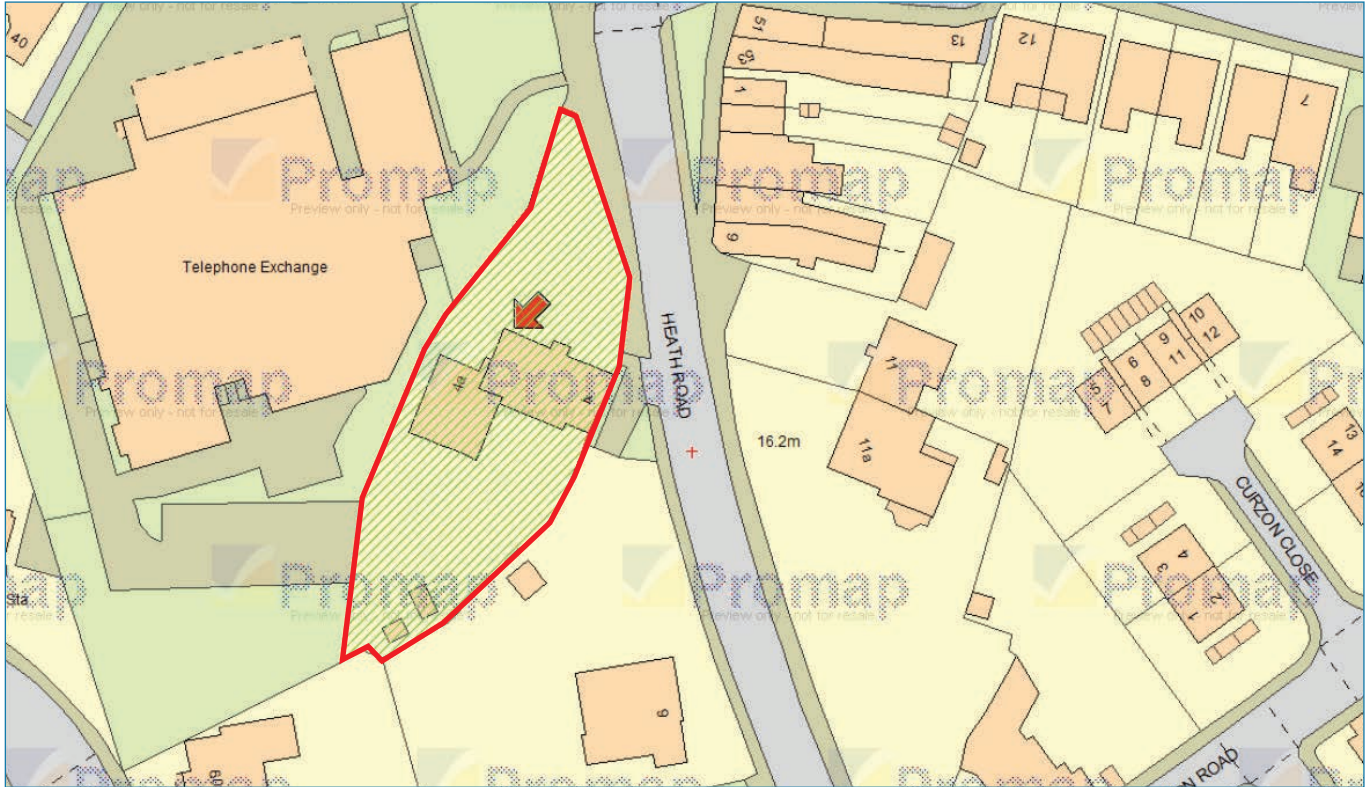
The property benefits from the following amenities:

- **Dedicated Reception**
- **Air conditioning throughout**
- **Fully fitted kitchen and staff area**
- **Excellent On-site parking**
- **Cat 5 Cabling**



OPTION 2 - RESIDENTIAL CONVERSION

The vendors have successfully obtained planning consent to create two four bedroom semi-detached residential properties. Permission has also been granted for a garage block. Further details can be found on Elmbridge Borough councils website with the planning application number - 2018 /2357. The site is 0.35 of an acre and has approximately 18 existing car parking spaces mainly towards the rear of the property.



AREAS

	Sq.ft.	Sq. m
THE OLD HOUSE	2,537	236
RATHBONE HOUSE	2,114	196
TOTAL	4,651	432

Gross Internal Area – 6,723 Sq.ft.

SITE AREA – Approx. 0.35 acres

NB (The measurements quoted are calculated on a net internal basis in accordance with the RICS code of measuring practice Edition 6. However, any prospective tenant must satisfy themselves and not rely on the measurements provided. These are provided for indication.

OCCUPATION

The offices are available immediately and ready to move into, following completion of legal formalities.

LOCATION

The properties are situated on Heath Road within Weybridge Town Centre close to the town's shopping, restaurant and banking facilities. Weybridge is an excellent location benefitting from its proximity to Junction 11 on the M25 motorway (approximately 2 miles) and Heathrow airport (approximately 12 miles).

Weybridge Mainline Train Station is approx. ¾ mile from the property providing a regular service to London Waterloo.



VIEWING & FURTHER INFORMATION

Strictly through sole selling agents:

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KEY FEATURES

- **On-site parking**
- **Town centre**
- **Residential planning consent**
- **Air conditioning**

