

69 - 71 WINDMILL ROAD, SUNBURY UPON THAMES TW16 7DT

Office Investment With Residential Planning Permission FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

SUMMARY

- Freehold detached two storey office building on a site of approximately **0.43 acres**.
- Net internal area: 658.7 sq.m (7,090 sq. ft) Approx.
- Gross internal area: 795.5 sq.m (8,563 sq. ft) Approx.
- First floor offices let to 8 separate tenants on all inclusive, flexible terms generating an annual rent of £104,490.
- Ground floor offices are currently owner occupied. The owner has a lease of the ground floor at an all inclusive rent of £85,200 per annum. The lease will expire in August 2022 with a mutual option to terminate the lease at any time on the giving of 180 days notice.
- Total rent: **£189,690 per annum**.
- Permitted Development approval was granted in September 2016 for conversion of the offices to 16 residential apartments (4 x 1 beds and 12 x 2 beds). Spelthorne planning reference: 16/01179/PDO.
- Full planning permission was granted in September 2017 for the extension and alteration of the property to provide 14 residential apartments (12 x 2 beds and 2 x 3 beds). Spelthorne planning reference: 17/00366/FUL.
- No affordable housing requirement.
- **Offers invited in the region of £2,800,000 for the freehold interest.**



LOCATION

The property is conveniently situated off Windmill Road (A244), Sunbury on Thames, within one mile of the M3 (Junction 1) providing access to Central London and the M25. The property is also well located for Heathrow Airport, being just over 4 miles away. Upper Halliford railway station is within 600 metres and Sunbury railway station is under 1 mile away, both providing a direct service to London Waterloo.

DESCRIPTION

The property comprises a two storey detached building currently fitted out as offices on both floors. There is a parking area to the front of the property providing 30 parking spaces.

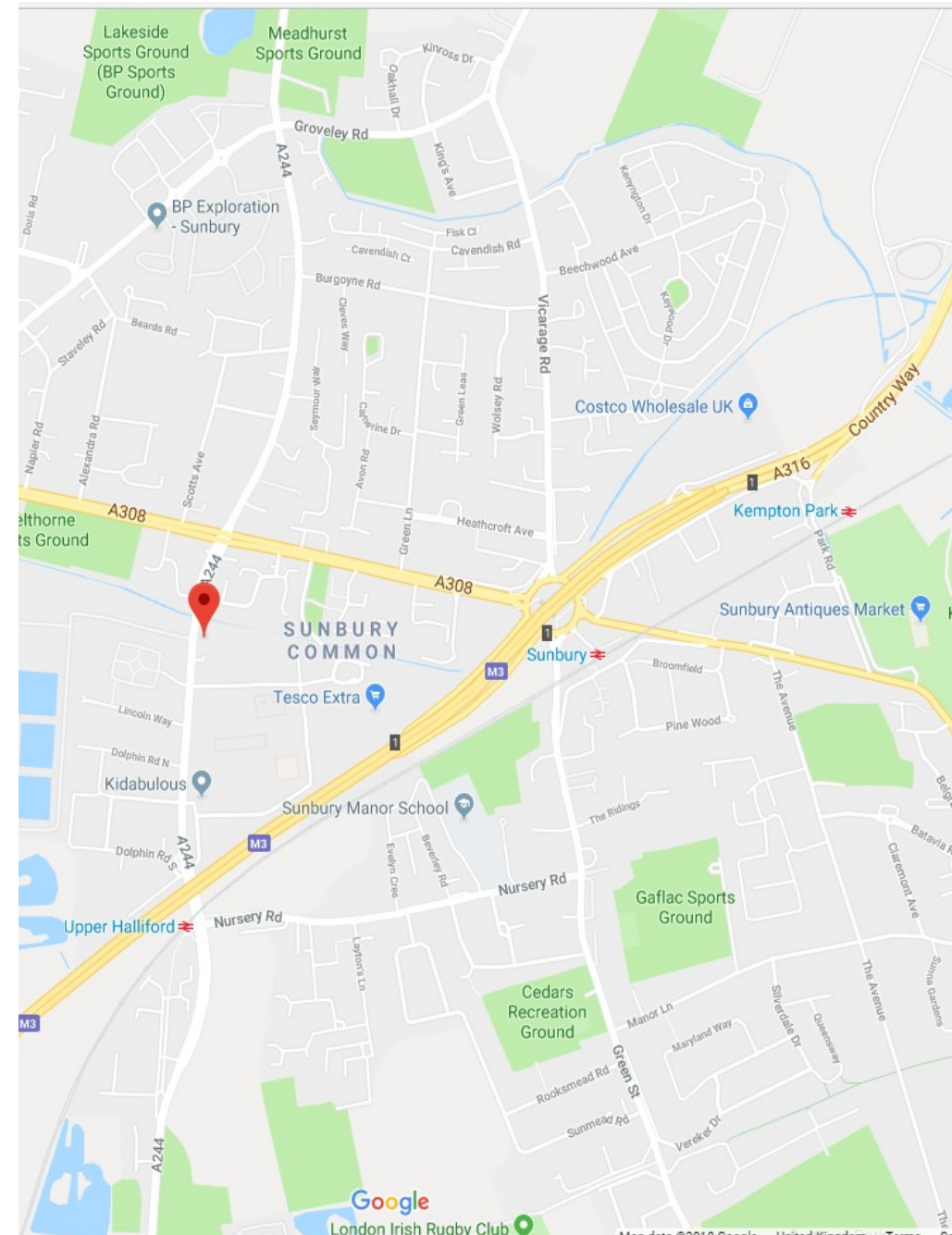
The building has been fully refurbished to a high standard and the first floor is currently partitioned to provide 6 tenanted office suites and shared kitchen facilities. There are male and female toilet facilities on the first floor landing. The ground floor provides a reception, open plan and partitioned offices as well as a loading/storage area, WC's and kitchen. The ground floor is in single occupancy.

ACCOMMODATION

The building has the following approximate net internal floor areas:

	SQ. M	SQ. FT
Reception	32.79	353
Loading/Storage Area	28.61	308
Ground Floor	275.36	2,964
First Floor	321.90	3,465
TOTAL	658.66	7,090

Gross Internal Floor : 795.5 sq. m (8,563 sq. ft)



PLANNING

The property has B1 (Office) Use. The Local Authority is Spelthorne Borough Council.

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AMENITIES

- Attractive glass partitioning
- Central heating
- Carpeting
- Comfort cooling/heating
- Passenger lift
- Reception area
- 30 parking spaces

BUSINESS RATES

The property has been assessed to provide individual listings for each of the tenancies with further details upon request.

ENERGY PERFORMANCE RATING

Energy Rating: D81

A copy of the certificate is available on request.



TENURE

The property is available freehold, subject to the tenancy schedule provided.

A breakdown of total expenditure is available upon request.

CURRENT INCOME

From January 2020 the property will have a total rental income of £189,690.

PRICE

Offers in the region of £2,800,000 for the freehold interest.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion and Matt Walters

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TENANCY SCHEDULE

	TENANT	RENT PA (No VAT)	LEASE
Ground Floor – Suite 1	Monkey Puzzle Marketing Limited	£85,200	Lease expiring August 2022 Mutual break option (180 days notice)
First Floor - Suite 2	Fluent Architectural Design Service Ltd	£21,750	2 Years expiring August 2021 Mutual break option (90 days notice)
First Floor - Suite 3a	Pular Concepts Ltd	£9,600	2 Years expiring August 2021 Mutual break option (90 days notice)
First Floor – Suite 3b	Layka Recruits	£5,400	2 Years expiring August 2021 Mutual break option (90 days notice)
First Floor – Suite 3c	KY Engineering Ltd	£9,600	2 Years expiring August 2021 Mutual break option (90 days notice)
First Floor - Suite 4	Backcare Charity	£18,140	2 Years expiring August 2021 Mutual break option (90 days notice)
First Floor - Suite 5	A.S.L Personnel Ltd	£13,000	2 Years expiring August 2021 Mutual break option (90 days notice)
First Floor – Suite 6	Tenda UK	£9,000	2 Years expiring August 2021 Mutual break option (90 days notice)
First Floor – Suite 7	Tenda UK	£18,000	2 Years expiring August 2021 Mutual break option (90 days notice)
	TOTAL INCOME PER ANNUM	£189,690	

NB: RENTS ARE INCLUSIVE OF BUSINESS RATES, UTILITIES, BUILDINGS INSURANCE & MAINTENANCE.