



COMMERCIAL TO RESIDENTIAL DEVELOPMENT OPPORTUNITY
OFFERS OVER £200,000 LH
77 HIGH STREET THAMES DITTON SURREY KT7 0SF

 **Willmotts**
The Complete Property Service
020 8748 6644

- LONG LEASEHOLD GROUND FLOOR PREMISES
- PRIOR APPROVAL FOR 1 BED APARTMENT
- GDV £382,000
- SOUGHT AFTER LOCALITY
- PRETTY VILLAGE SETTING - THAMES DITTON CONSERVATION AREA

Location

The property is situated in a quiet backwater of Thames Ditton village and with immediate access to an array of local shops including a local supermarket with a Post Office, Costa Coffee, Hang Fu Restaurant and numerous other delights. Thames Ditton Mainline station is approx. 0.5m from this property, providing frequent and fast journey times of 34 minutes to London Waterloo. Access to the River Thames is within 160 yards, providing recreational facilities. The delights of Hampton Court Palace are only 1.5 miles away. The property is located within the Thames Ditton Conservation Area.

Description

A mixed use property arranged over ground and 2 upper floors. The ground floor is a vacant Class E unit which has the benefit of prior approval consent to provide a self contained very large 1 bedroom flat of approx. 624 sq ft (57.97 sq m). Prior Approval application number 2024/1085. The property comprises an office to the front of the building, a WC behind that and inner hallway leading to the remainder of the unit. There is an additional entrance beyond the undercroft and 3 intercommunicating rooms before a bathroom.

User

Class E with prior approval for C3 of the Town & Country Planning (Use Class) (Amendment) Order 2005.

EPC

The property has an Energy Performance Certificate rating of C(66) . A copy of the EPC is available upon request.

Local Authority

Elmbridge Borough Council - 01372 474474
www.elmbridge.gov.uk

Accommodation & Tenancy Schedule

The property offers the following approximate dimensions

Location	Sq M	Sq Ft.
Retail Area	20.00	215
Inner Hallway /WC	5.29	57
Rear Rooms/Bathroom	32.68	352
Total	57.97	624

Tenure

Leasehold 999 years at a peppercorn rent

Terms

Offers over £200,000 are invited for our client's interest. A purchase at this level would provide a low capital value of £320.00 per Sq Ft.

VAT

The property has not been elected for VAT purposes.

Legal

Each party to bear its own legal costs.

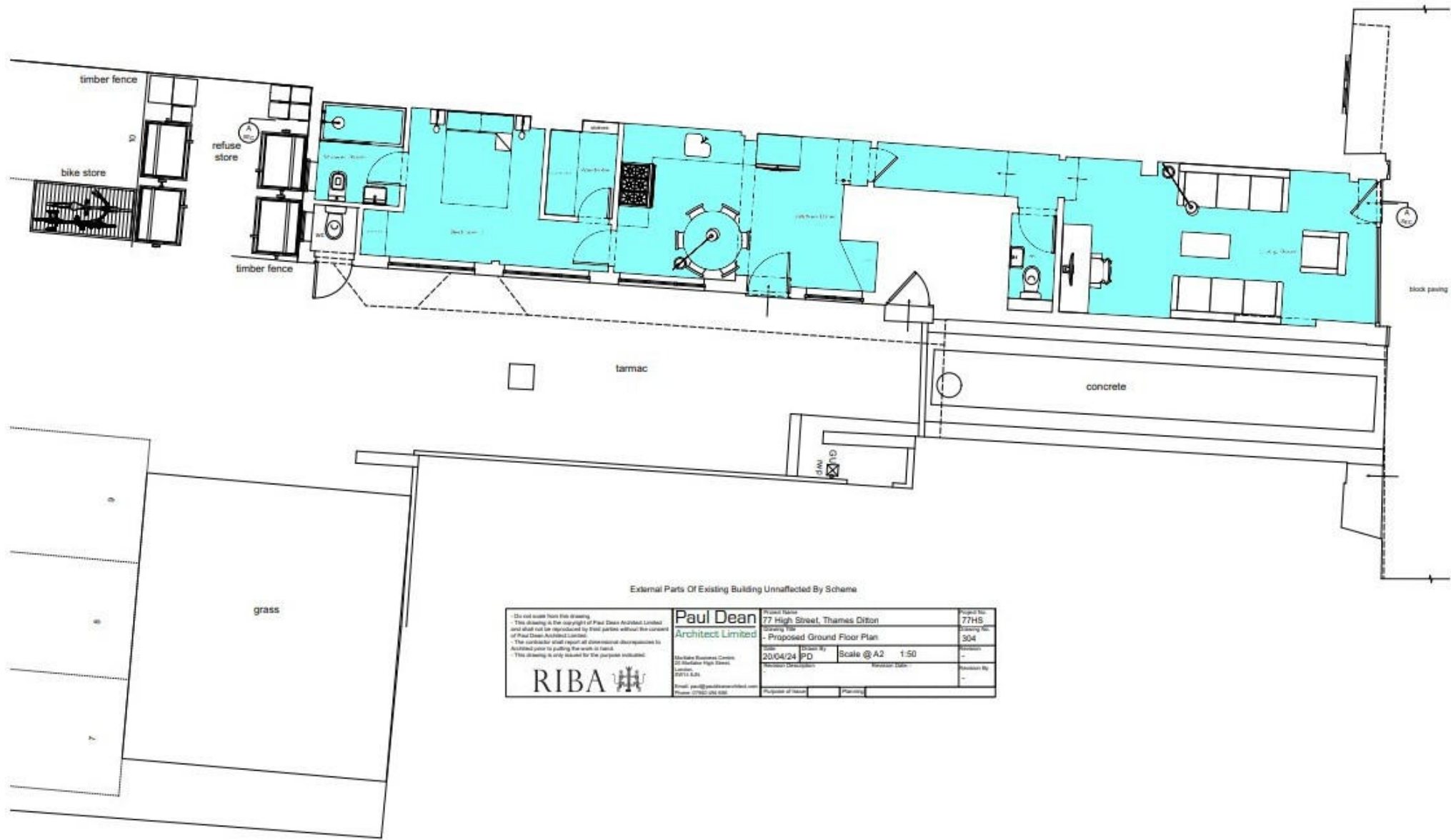
AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

**RICS**the mark of
property
professionalism
worldwide



External Parts Of Existing Building Unaffected By Scheme

<ul style="list-style-type: none"> - Do not scale from this drawing. - This drawing is the copyright of Paul Dean Architect Limited and shall not be reproduced by third parties without the consent of Paul Dean Architect Limited. - The contractor shall report all dimensional discrepancies to Architect prior to putting the work in hand. - This drawing is only issued for the purposes indicated. <p>RIBA </p>	<p>Paul Dean Architect Limited</p> <p>Head Office: Business Centre 22 Abchurch Lane London EC4A 3DF</p> <p>Email: paul@pauldeanarchitect.com Phone: 02020 488 6888</p>	Project Name	77 High Street, Thames Ditton	Project No.	77HS
		Drawing Title	Proposed Ground Floor Plan	Drawing No.	304
		Date	20/04/24 PD	Scale @ A2	1:50
		Author/Designer		Revision Date	
		Prepared by		Checked by	



Viewing

By appointment only via seller's sole agent: Willmotts Chartered Surveyors.

Huseyin Zafer
M: 07918482210
E: h.zafer@willmotts.com

Emily Bradshaw
M: 07920 769395
E: e.bradshaw@willmotts.com

Varol Zafer
M: 07900 224967
E: v.zafer@willmotts.com

Shahid Sadiq
M: 07961 410931
E: s.sadiq@willmotts.com

<https://www.willmotts.com/commercial-agents FV900JAN25>



The Complete Property Service

020 8748 6644