

**DETACHED Freehold Office
Potential Development For Sale**



**MONKEY PUZZLE HOUSE
69 - 71 WINDMILL ROAD, SUNBURY UPON THAMES
LONDON TW16 7DT**



Executive Summary

- ✓ Two storey detached freehold office with significant development potential subject to planning.
- ✓ Established residential and commercial location
- ✓ Approximate floor area of 765 sq m (7,090 sq ft) NIA [to be measured]
- ✓ Generous car parking area.
- ✓ The property is let and vacant Possession can be achieved in August 2024.
- ✓ EPC - D
- ✓ Previously approved residential development consent for 14 units (now expired) – 17/00366/FUL from Spelthorne Council

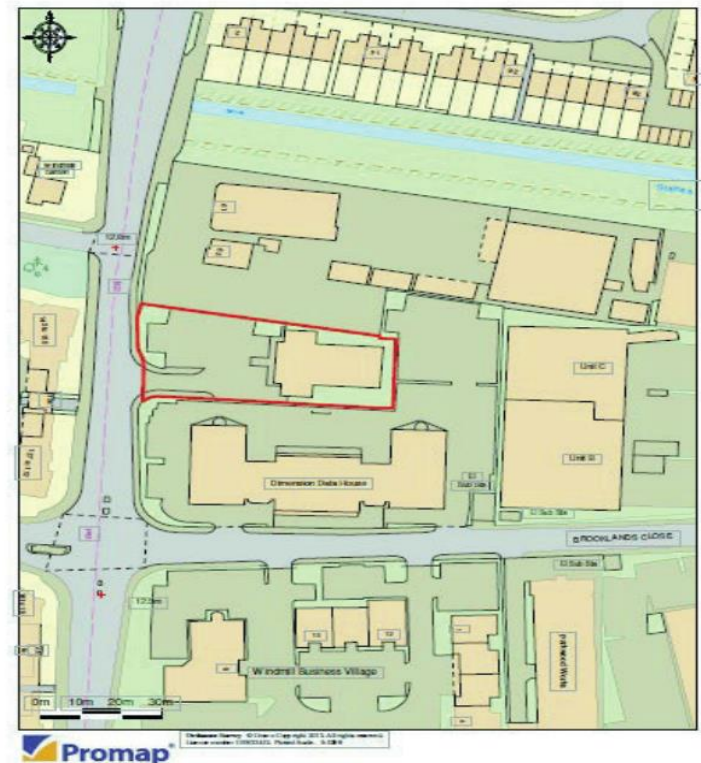
Proposal

We are instructed to seek offers in the region of **£1,950,000** for the freehold with vacant possession. The property is not elected for VAT.



Location & Site Plan

The property enjoys a prime location with direct access off Windmill Road (A244) in Sunbury on Thames, offering easy access to the M3 (Junction 1), which is within a one-mile. This convenient access point allows for straightforward travel to Central London and the M25. The property is within close proximity to Heathrow Airport, located just over 4 miles away. Upper Halliford railway station is circa 900 meters away, while Sunbury railway station is situated less than 3/4 of a mile from the property. Both stations offer direct services to London Waterloo, enhancing the property's connectivity.



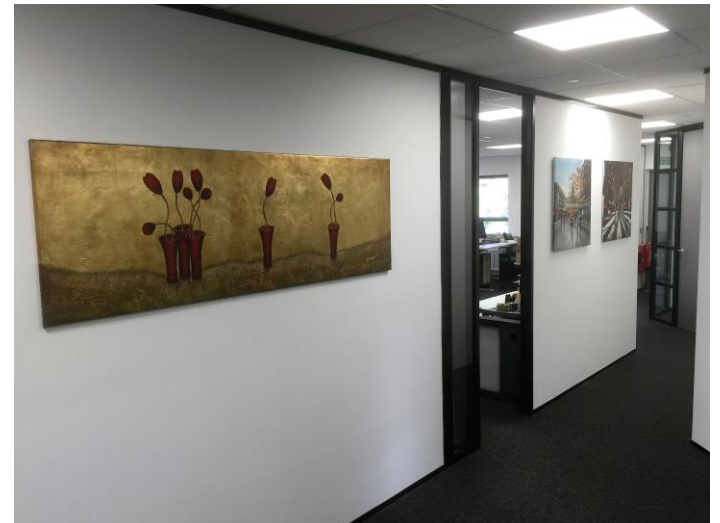
Property Description & Accommodation

The property consists of a two-storey detached building, under pitched roof, that is presently configured as office space on both levels. In front of the property, there is a parking area for 29 vehicles which could potentially accommodate as many as 33 cars. The property benefits from modern lighting, WC facilities, comfort cooling cassettes and electronic entry access. There is an elevator, but this is not currently commissioned.

The building has the following approximate net internal floor areas:

	Sq m	Sq ft
Reception	32.79	353
Loading/ storage	28.61	308
Ground Floor	275.36	2,964
First Floor	321.90	3,465
Total GIA	658.66	7,090

These are the Landlord's measurements. To be verified.



Planning

Under application 17/00366/FUL, full planning permission was granted for alteration and extension to the existing building to provide 14 no. apartments (12 x 2 bed apartments and 2 x 3 bed apartments) with associated parking and landscaping.

This permission has now lapsed.

There is an opportunity to re-work the planning into a profitable future add value scheme. The nature of the income permits short term development subject to planning. Further information available upon request or via the planning portal.



Vacant Possession, Tenure and EPC

Vacant Possession

The property is currently let . Vacant possession can be achieved in August 2024.

Tenure – Freehold

EPC – D – 81

Anti-Money Laundering – In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Proposal

We are instructed to seek offers in the region of £1,950,000 for the freehold with vacant possession, subject to contract. The property is not elected for VAT.

Each party will be responsible for their own legal costs.

Viewings

Viewings are by appointment only

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Graham Saunders

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Anti-Money Laundering

Two forms of identification and confirmation of the source of funding will be required by the successful purchaser prior to exchange of contracts.

Misrepresentation Act 1967 Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. May 2024