

# FOR SALE FREEHOLD

## Ottershaw

Vacant builders merchant depot and yard together with adjoining premises let as a nursery school and, a vacant residential property.

- Site area combined 0.7 acres
- Ideal for development, investment or own occupation.

66 to 72 Brox Road,  
Ottershaw, Surrey KT16 0HH

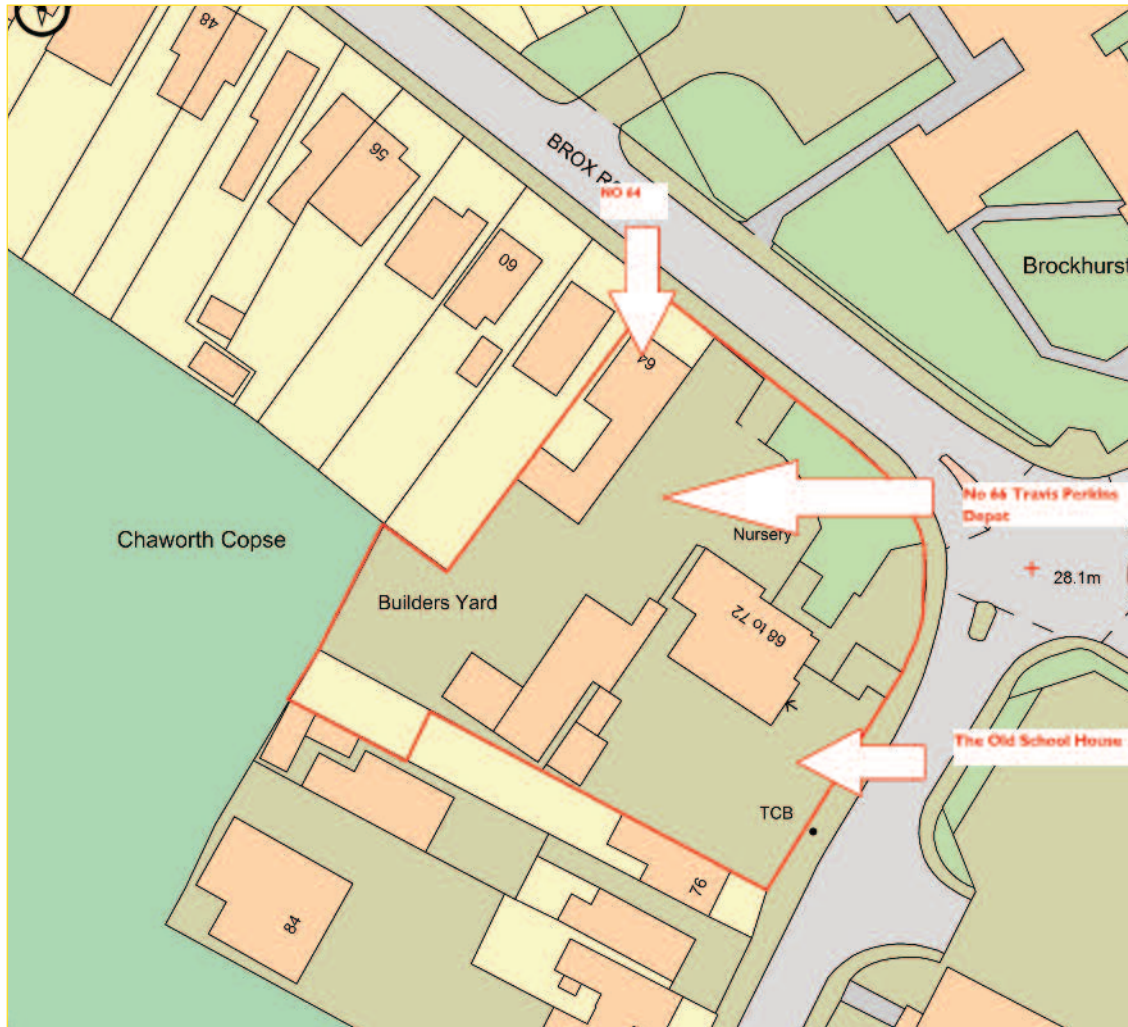


On the instructions of  
 Travis Perkins





## Site Plan



## Description

The property comprises a mixed-use site as follows:

- **No 66 Brox Road:** Travis Perkins Depot (closed). A vacant builders merchants showroom and open storage yard. This part of the site comprises a mix of showroom, offices, warehouse and open storage accommodation. The buildings on this part of the site total about 3,375 sq ft GIA.
- **No 64 Brox Road:** Attached to No 66 two storey residential property which has been converted into a 1 x two bed flat and 1 x one bed flat. This property is vacant.
- **The Old School House:** Adjoining No 66 is a detached single storey building currently let to a children's nursery. Let to Carerom Ltd on a commercial lease to March 2022 ( Outside the 1954 L&T Act). Current rental is £38,750 per annum exclusive. This property is a Locally Listed Building. The VOA web site shows this building has an approx area of 165 sq m ( 1775 sq ft).

Access to the builders yard is separate from the Old School House which has its own access from Brox Road.

The entire site measures approx 0.7 acres.





The Old Schoolhouse, 66-72 Brox Road



Rear view of 66 Brox Road



View to 66 Brox Road entrance and builders merchant showroom





TP Yard



Site Entrance



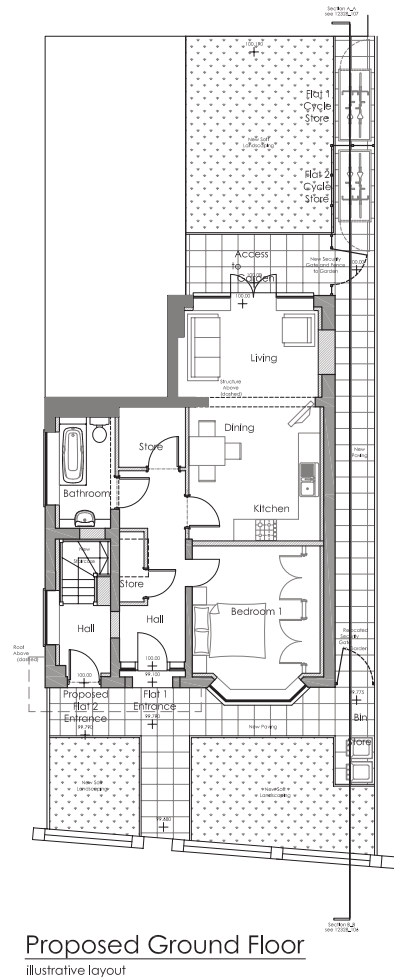
For guidance purposes only



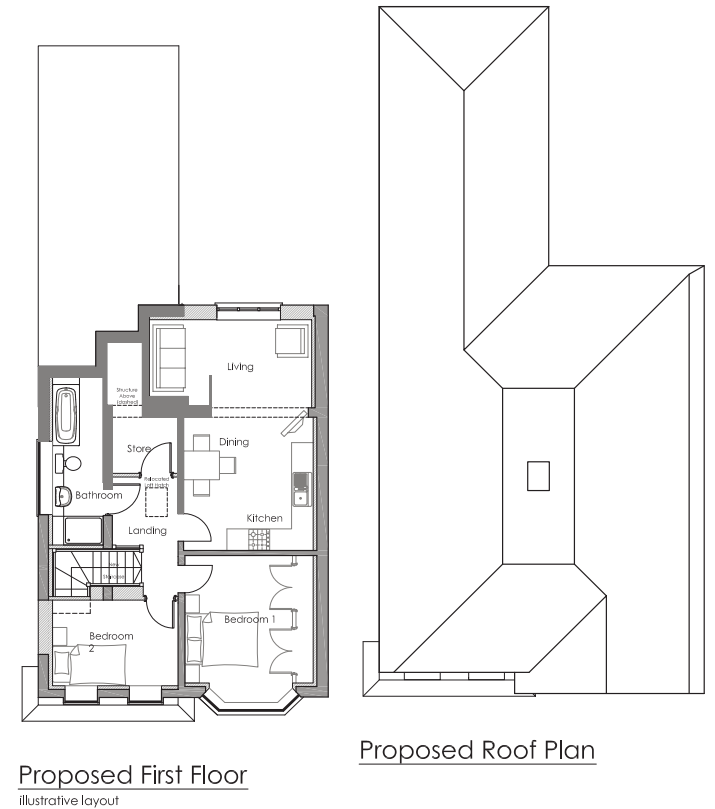




Number 64 Brox Road

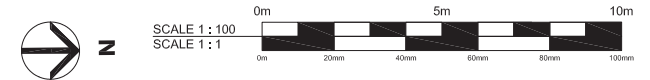


Proposed Ground Floor  
illustrative layout



Proposed First Floor  
illustrative layout

Proposed Roof Plan



Number 64 Brox Road- Proposed - Illustrative Layout



66 to 72 Brox Road, Ottershaw, Surrey KT16 0HH

## Energy Performance: No 66 Brox Road · D (g2)

Further information upon application.

## Terms

For Sale Freehold with part Vacant Possession and subject to the letting of the Old School House.

**Offers invited for the entire site in excess of £1,650,000 subject to contract only.**

## Viewings

Site inspections must be made with prior notice. Under no circumstances should any party enter the site without prior appointment. There are security alarm systems in place throughout the site. There will be a number of inspection open days with dates to be confirmed.

To register your interest for an inspection, please contact Clare Charrett on: 01483 723344.

## Contact



**Peter Richards**

01483 723344  
07803 078011  
peter.richards@hurstwarne.co.uk



**Mark Leah**

01483 388800  
07769 973371  
mark.leah@hurstwarne.co.uk



**Clare Charrett**  
**Contact for inspections:**

01483 723344  
clare.charrett@hurstwarne.co.uk



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