



GRANTHAM HOUSE, 11-15 NORTH STREET, LEATHERHEAD KT22 7AX

Summary

- Freehold mixed-use building (retail and flats sold off) with rear car park situated on a site of circa 0.41 acres
- Planning permission in the rear car park for 9 x apartments (4 x 1 bed, 3 x 2 bed & 2 x 3 bed) totalling 6,318ft²
- Potential for further redevelopment by creating additional storeys STPP
- To be offered for sale with a guide price of £500,000 in the Allsop auction on 21st and 22nd May 2025, unless sold prior

Description

The existing property comprises a mixed-use building known as Grantham House which comprises 2 x retail units and 9 x residential apartments all of which are sold off on long leases producing £900pa in ground rent income.

To the rear of Grantham house is a surface level car park (circa 0.25 acres) which has planning permission for a new build development of 9 x apartments. Access to the car park is taken directly via North Street via the side of Grantham House.

Location

The property is located in the centre of Leatherhead, Surrey along North Street.

The immediate area comprises of a mixture of commercial and residential uses with local amenities such as shops, restaurants and bars, located along Bridge Street and the High Street, which is less than 0.1 miles from the property.

Leatherhead train station is 0.3 miles (5 minute walk) from the property providing national rail services into London Waterloo in 48 minutes.



Approved Accommodation Schedule

Unit	Floor	Description	Total NIA m ²	Total NIA ft ²
1	Ground	2 Bedroom Flat	66	710
2	Ground	1 Bedroom Flat	53	570
3	Ground	1 Bedroom Flat	54	581
4	First	2 Bedroom Flat	66	710
5	First	1 Bedroom Flat	54	581
6	First	1 Bedroom Flat	50	538
7	First	3 Bedroom Flat	86	926
8	Second	3 Bedroom Flat	90	969
9	Second	2 Bedroom Flat	68	732
Total			587	6,318

Planning and Development Potential

Planning permission was approved on 13th June 2022 (reference: MO/2021/1026) for the erection of a 4-storey building in the rear car park to create 9 x residential apartments comprising 4 x 1 bed, 3 x 2 bed & 2 x 3 bedroom units extending to approximately 6,318ft² in total. The planning consent is subject to a CIL payment of £269,169.58.

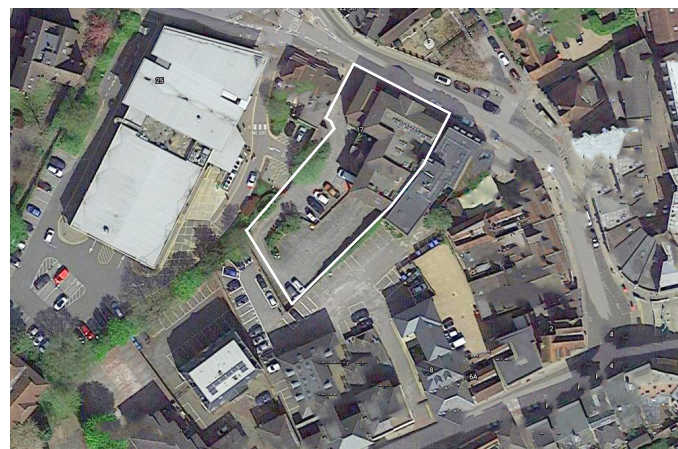
The property offers potential for further redevelopment by increasing the approved density and building additional storeys and on top of Grantham House subject to obtaining the necessary consents. Feasibility studies have been produced to show the potential for up to 28 flats on the site with further information available upon request.

VAT

We understand the property has not been elected for VAT.

Terms

To be offered for sale with a guide price of £500,000 in the Allsop auction on 21st and 22nd May 2025, unless sold prior.



Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the point of agreeing Heads of Terms.

Contact

To discuss any aspect of this property or the disposal process, please contact the Sellers joint auctioneers:

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