



**WATERLOO HOUSE, 9-17 CHERTSEY ROAD, WOKING GU21 5AB**  
**UNBROKEN RESIDENTIAL INVESTMENT OPPORTUNITY FOR 25 APARTMENTS**

# EXECUTIVE SUMMARY

---

- Opportunity to acquire an unbroken leasehold residential investment comprising 25 apartments.
- 3 minute walk to Woking Train Station.
- 25 apartments from ground to sixth floor comprising (1 x studio, 21 x 1 bed, 2 x 1 bed duplex & 1 x 2 bed duplex).
- Extending to approximately 10,456 sqft NSA.
- The building was converted and extended in 2020.
- The property is currently generating approximately £354,444 per annum.
- The property has an ERV of £380,400 per annum.
- The property is available leasehold (992 years remaining).
- Price on Application



# DESCRIPTION

---

**DI Properties is delighted to offer a fantastic residential investment opportunity located in Woking.**

The building is arranged across six storeys across ground to sixth floor comprising 25 apartments (1x Studio, 21 x 1 Bed, 2 x 1 Bed Duplex & 1 x 2 Bed duplex) extending to approximately 10,456 sqft (NIA).

The building was converted and extended in 2020.

The building has 24 apartments currently let on ASTs with 1 vacancy and is currently generating approximately £334,476 per annum.

The 25 apartments have an estimated market rental value of approximately £379,200 per annum, reflecting a gross yield of approximately 7.6% at asking price.



# LOCATION

The property is centrally located within Woking, offering extensive shopping, dining and leisure facilities, all within close walking distance. Other amenities such as Woking Golf Club (one of the oldest courses in the UK, founded in 1893) is close by, along with the Basingstoke Canal, the River Wey and Chobham Common (National Nature Reserve).



< 3 mins

Woking Train Station



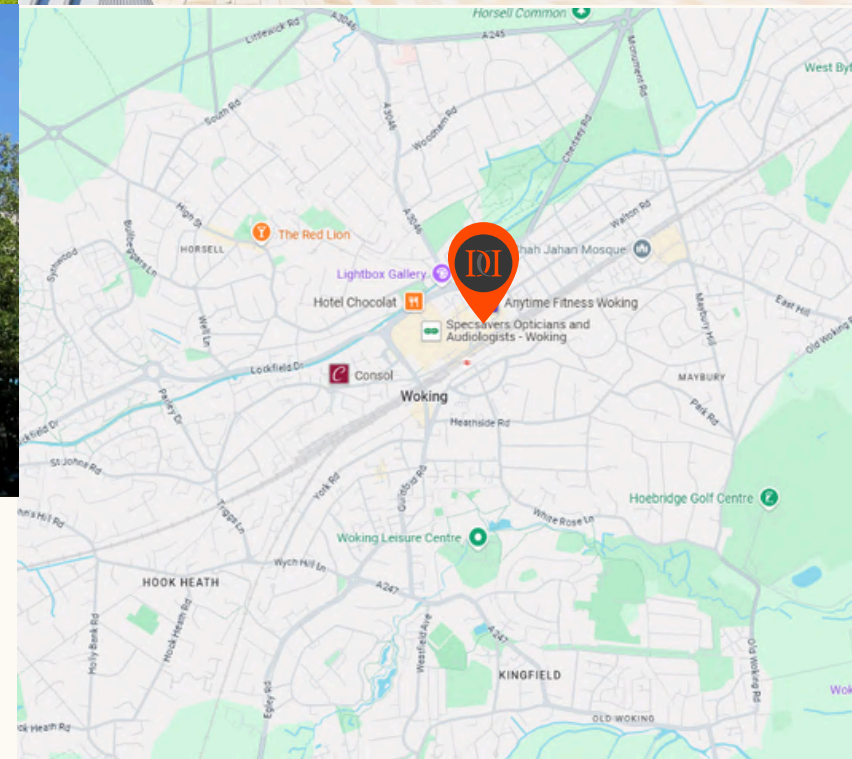
# Transport

Woking station has several main lines from different areas such as Basingstoke, Aldershot and Portsmouth, all providing regular and direct services to London Waterloo within 25 minutes.

Woking is well supported by major highway networks, with the M25 and A3 within a short drive of the area.



In recent years, Woking has seen significant investment with shopping areas undergoing expansion. Jubilee Square has been recently completed, transforming the towns retail offering



# TENANCY SCHEDULE

Unit	Floor	Type	Amenity	SqFt	SQM	Passing Rent		ERV	
						Rent PCM	Rent PA	Rent PCM	Rent PA
1	First	Studio / 1 Bed	N/A	386	35.9	£1,150	£13,800	£1,150	£13,800
2	First	Studio / 1 Bed	Balcony	354	32.9	£1,150	£13,800	£1,175	£14,100
3	First	Studio / 1 Bed	N/A	381	35.4	£1,100	£13,200	£1,150	£13,800
4	First	Studio / 1 Bed	Balcony	397	36.9	£1,200	£14,400	£1,200	£14,400
5	First	Studio / 1 Bed	N/A	369	34.3	£1,200	£14,400	£1,200	£14,400
6	First	Studio / 1 Bed	N/A	397	36.9	£1,300	£15,600	£1,300	£15,600
7	First	Studio / 1 Bed	N/A	400	37.2	£1,150	£13,800	£1,300	£15,600
8	Second	Studio / 1 Bed	Terrace	391	36.3	£1,150	£13,800	£1,300	£15,600
9	Second	Studio / 1 Bed	Terrace	461	42.8	£965	£11,580	£1,350	£16,200
10	Second	Studio / 1 Bed	N/A	370	34.4	£1,100	£13,200	£1,200	£14,400
11	Second	Studio / 1 Bed	N/A	372	34.6	£1,150	£13,800	£1,300	£15,600
12	Second	Studio / 1 Bed	N/A	399	37.1	£1,150	£13,800	£1,300	£15,600
13	Second	Studio / 1 Bed	N/A	384	35.7	£1,250	£15,024	£1,250	£15,000
14	Second	Studio / 1 Bed	N/A	379	35.2	£950	£11,400	£1,250	£15,000
15	Third	Studio / 1 Bed	N/A	397	36.9	£1,200	£14,400	£1,250	£15,000
16	Third	Studio / 1 Bed	Terrace	445	41.3	£1,090	£13,080	£1,300	£15,600
17	Third	Studio	Terrace	348	32.3	£1,150	£13,800	£1,150	£13,800
18	Third	Studio / 1 Bed	Terrace	405	37.6	£1,225	£14,700	£1,250	£15,000
19	Third	Studio / 1 Bed	N/A	407	37.8	£1,150	£13,800	£1,200	£14,400
20	Third	Studio / 1 Bed	N/A	372	34.6	£1,300	£15,600	£1,300	£15,600
21	Fourth / Fifth	Duplex 2 Bed Flat	Terrace	695	64.6	£1,500	£18,000	£1,500	£18,000
22	Fourth / Fifth	Duplex 1 Bed Flat	N/A	514	47.8	£1,180	£14,160	£1,275	£15,300
23	Fourth / Fifth	Duplex 1 Bed Flat	Terrace	648	60.2	£1,350	£16,200	£1,450	£17,400
24	Fourth	Studio / 1 Bed	Terrace	395	36.7	£1,225	£14,700	£1,300	£15,600
25	Fourth	Studio / 1 Bed	Terrace	390	36.2	£1,200	£14,400	£1,300	£15,600
				10456		£29,535	£354,444	£31,600	£380,400

# TERMS

---

**TENURE:** Leasehold (992 years remaining).

## PRICE ON APPLICATION

**METHOD OF SALE:** The property will be sold by way of private treaty.

**ADDITIONAL INFORMATION:** Please contact DI Properties for additional information and access to the data room.

**VIEWINGS:** Viewings can be arranged strictly by appointment only via the vendors appointed sole agents DI Properties.



**DISCLAIMER:**

DI Properties, their clients and any joint agents give notice that: 1. These details and any attachments do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. They have no authority to make or give any representations or warranties in relation to any property or information supplied. 3. Any text, photographs and plans are for guidance only and are not necessarily comprehensive or complete and we make no warranty as to their accuracy. 4. Any areas, measurements or distances are approximate only. 5. It should not be assumed that any property has all necessary planning, building regulation or other consents. 6. We have not tested any services, equipment or facilities. 7. All purchasers or recipients of any information must satisfy themselves by inspection or otherwise as to the accuracy of any information provided. 8. As far as the law permits, we do not accept responsibility for any errors, omissions or inaccuracies. 9. Any views expressed in this communication may not necessarily be the views held by DI Properties.

# CONTACT US

---

**For further information, please contact one of the development & investment team:**

**Doris Ishack**

Managing Director

Tel: 020 7625 6555

Email: [doris@diproperties.co.uk](mailto:doris@diproperties.co.uk)

**Michael Isaacs**

Director

Tel: 020 7625 6555

Email: [michael@diproperties.co.uk](mailto:michael@diproperties.co.uk)

**Theodore Lewis MRICS**

Senior Investment & Development Consultant

Tel: 020 7625 6555

Email: [theo@diproperties.co.uk](mailto:theo@diproperties.co.uk)

**DI Properties**

[info@diproperties.co.uk](mailto:info@diproperties.co.uk)

[www.diproperties.co.uk](http://www.diproperties.co.uk)

020 7625 6555

18 Fitzhardinge Street,  
Manchester Square, London  
W1H 6EQ



PROPERTIES