REPORT TO THE FULL TOWN COUNCIL

WALTERS ROAD

Report Reference	**FTC-24-24**
Meeting Date	**3rd February 2025**
Agenda Item	**233**
Prepared by	**Town Clerk**

Background

Eddisons Commercial Ltd has preciously valued the land at Walters Road with an asking price of £260,000.00.

Eddisons recommendations are to provide:

- A short-form valuation report containing the Market Value of the whole site and the Market Rent on a 99-year lease.
- A split in values between two separate rentable sites.

Eddisons have quoted £1,250 ex VAT.

A high-level view is that any rental value for the site for a term of 99 years is likely to be at a minimal level given the long-term nature of the lease and the fact that the site is currently not useable. However, the Council can expect a level of capital to be paid for a lease of this nature.