

Lot 14, 157a Kew Road, Richmond Upon Thames, London,

TW9 2PN

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



Residential Conversion Opportunity with Planning Consent

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Property Information

Residential Conversion Opportunity with Planning Consent

- Comprises Lower Ground Floor Clinic
- Let to Individuals Outside of the Security of Tenure provisions of the L&T Act 1954.
- Consent granted for conversion from medical use to a 3-bedroom Flat.
- Situated in an affluent and highly sought after South West London Suburb
- Approximately 0.3 miles from Richmond Railway Station and Richmond town centre
- Nearby occupiers include Pret A Manger, Tesco Express, Pizza Express and Whole Foods Market

Lot 14
Auction 11th June 2026

Rent £30,000 per Annum Exclusive
Status Available

Sector Residential, Mixed Use
Auction Venue Live Streamed Auction

Location

Miles 0.3 miles south of Richmond town centre, 9 miles south-west of Central London, 8 miles east of Heathrow Airport
Roads A307, A316, South Circular Road (A205), M4
Rail Richmond Railway Station, Kew Gardens Railway Station
Air Heathrow Airport, London Gatwick Airport

Situation

The property is situated in a prominent position on Kew Road (A307), approximately 0.3 miles south of Richmond town centre and Richmond Railway Station.

The Royal Borough of Richmond Upon Thames is one of London's most affluent and desirable residential locations and benefits from excellent transport links together with extensive retail, leisure and restaurant amenities. The property is also in close proximity to both Richmond Park and the Royal Botanic Gardens, Kew.

Nearby occupiers include Pret A Manger, Tesco Express, Pizza Express and Whole Foods Market.

Tenure

Virtual Freehold. Held for a term of 999 years from 17th October 1986 at a fixed ground rent of £100 per annum exclusive.

EPC

Band E.

Description

The property comprises a self-contained basement Clinic extending across both 155-157 Kew Road.

The accommodation is used for medical / consulting purposes (C1) and benefits from Prior Approval for conversion to a self-contained 3-bedroom residential dwelling (C3 Use class).

The property benefits from its own entrance directly from Kew Road

VAT

VAT is not applicable to this lot.

Planning

The property is currently used as a medical practice and benefits from Prior Approval consent granted on 11th April 2025 by the London Borough of Richmond Upon Thames under planning ref PA25/0087 for the conversion to a single dwelling.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Notes
Lower Ground	Clinic	168.60	(1,815)	CHIRO.LONDON LTD (CRN: 09112613) (T/a chiro.london)	Let for a term of ??? years from 2017 until ??? (2)	£30,000 (2)	The lease is outside of the Security of Tenure provisions of the L&T Act 1954. The current rent is £2,500 per calendar month. The tenant has served notice to determine the lease on ?? August 2026.
Total Approximate Gross Internal Area		168.60	(1,815)			£30,000	

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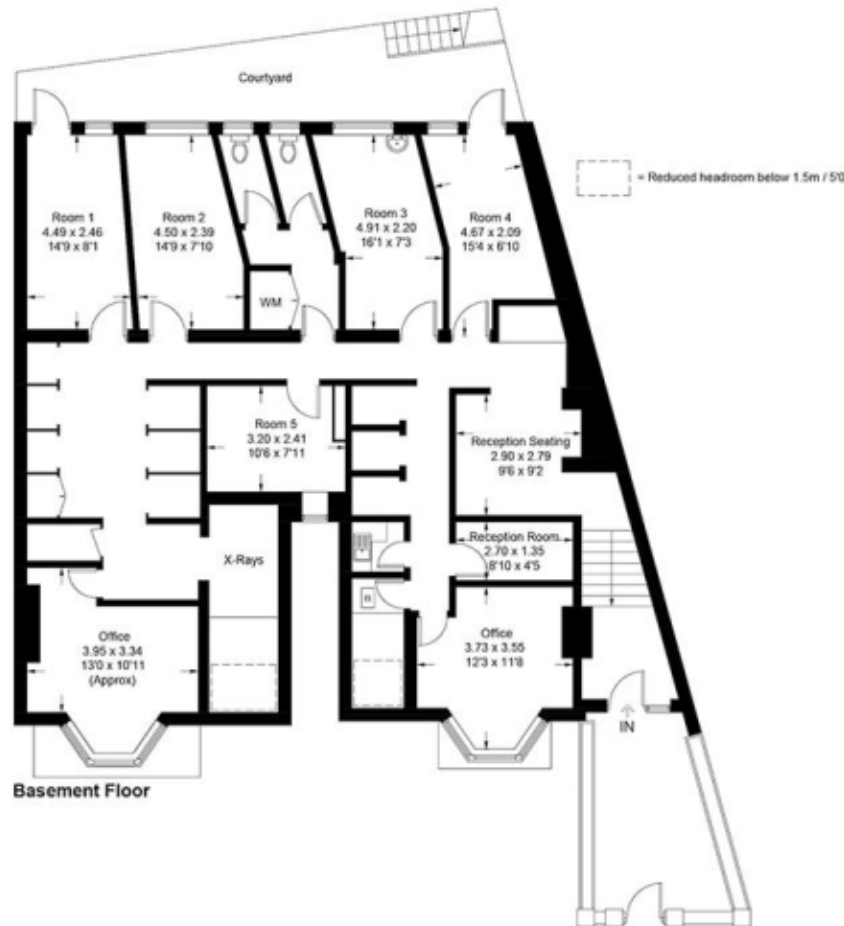
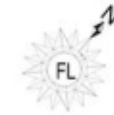
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Kew Road

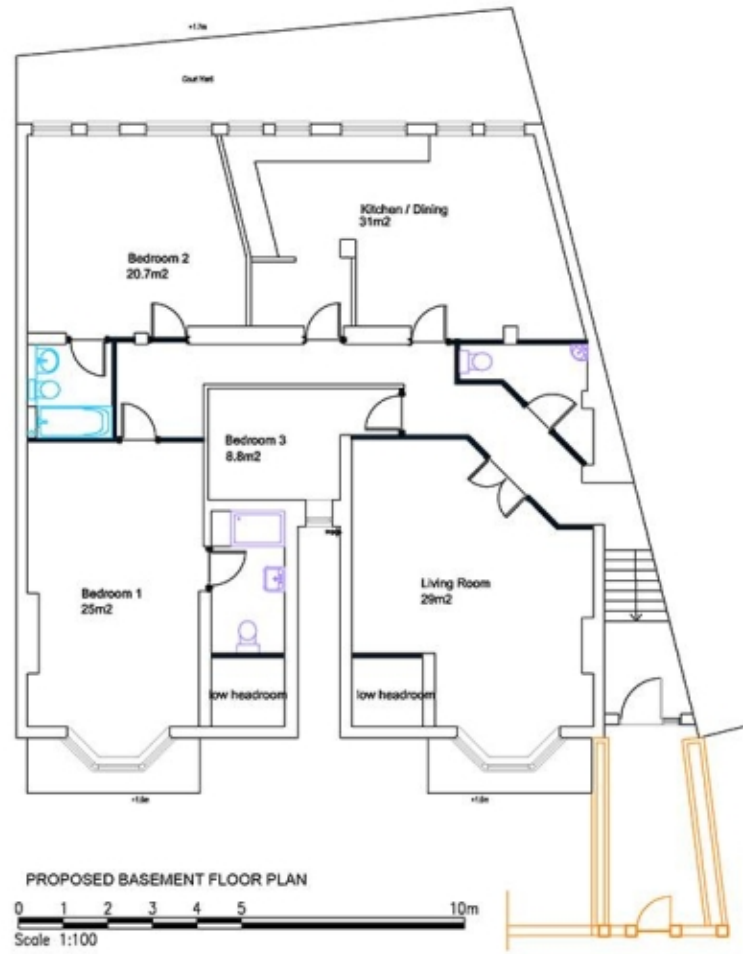
Approximate Gross Internal Area = 168.6 sq m / 1815 sq ft
Approximate Net Internal Area = 96.2 sq m / 1035 sq ft



Featherstone Leigh Residential Ltd
Every attempt is made to assure accuracy, however measurements are

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PLANNING ISSUE

The Proposed Plan PA25/0087 from <https://planning.richmond.gov.uk/richmond/application-details/233722#documents>

	CLIENT Mr. Paul Danford	SCALE 1:100@A3	DRG NO 2417 PL02
	PROJECT 157A Kew Road, Richmond, TW9	DATE AUG 2024	REV MS
TITLE PROPOSED BASEMENT FLOOR PLAN			

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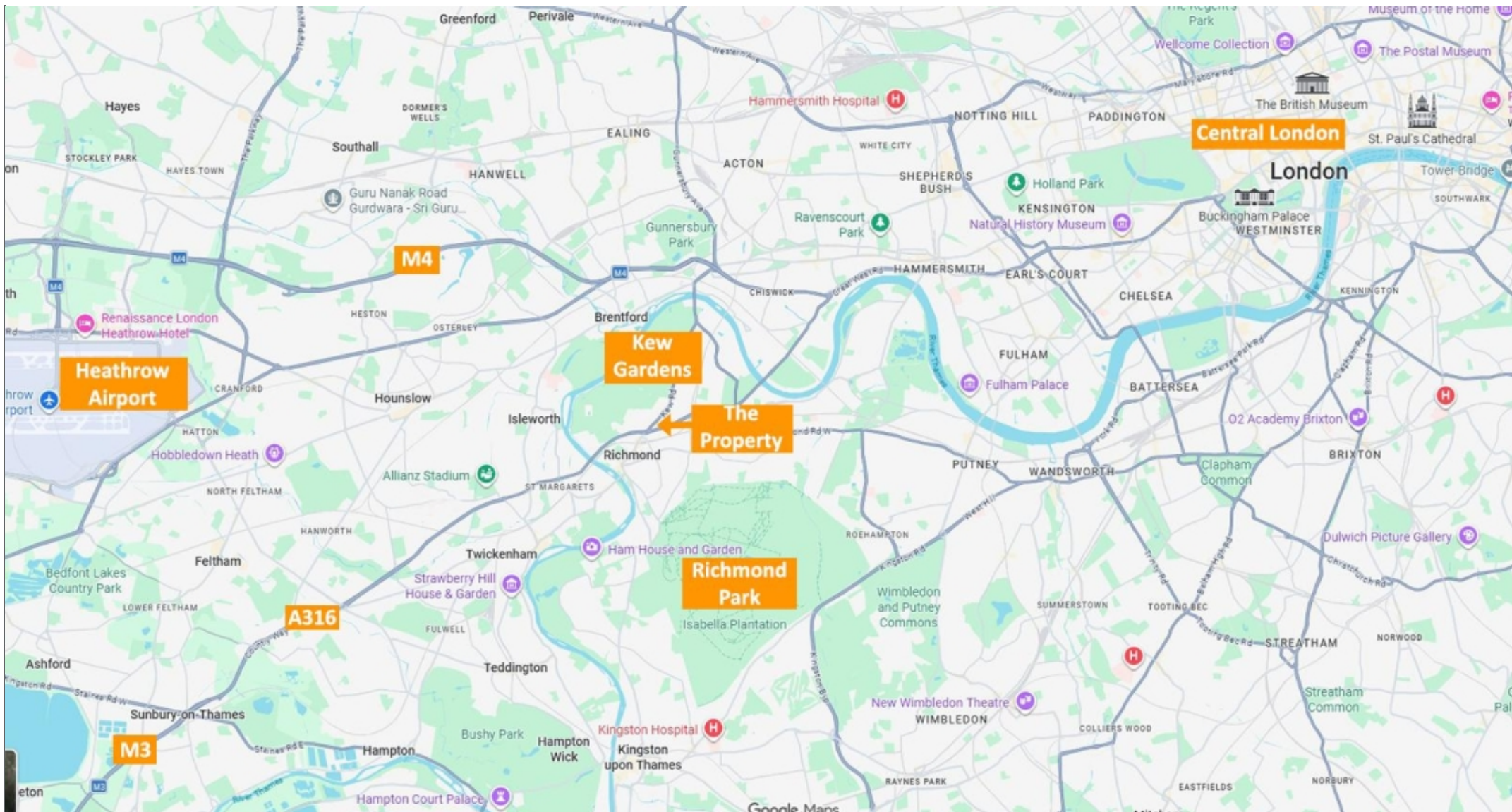
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Contacts

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2024