

lot 2

305 Sandycombe Road, Kew
London TW9 3NA

Full Vacant Possession

Freehold Retail and Residential Building with Potential

- Affluent South-West London suburb
- Includes large two storey self-contained maisonette
- Refurbishment/redevelopment potential (subject to consents)



On Instructions from Executors



Tenure

Freehold.

Location

Miles: 10 miles south-west of Central London, 1 mile north-east of Richmond
Roads: M4, A4, A205, A307
Rail: Kew Gardens (National Rail, London Overground and District Underground line)
Air: London Heathrow

Situation

Kew is an affluent residential area 10 miles south-west of Central London in the Borough of Richmond-upon-Thames. Situated adjacent to the River Thames, Kew is renowned internationally for the Royal Botanical Gardens. The property is situated on the east side of Sandycombe Road, adjoining an established parade of shops and opposite The Kew Art Studios.

Description

The property comprises a ground floor retail unit with office and staff accommodation together with a 4 room self-contained maisonette on two floors above. The maisonette is separately accessed from North Avenue. The property also benefits from a cellar, a small garden to the rear and a covered car parking space.

Planning

The property may be suitable from residential redevelopment as multiple units, subject to the necessary consents.
London Borough of Richmond upon Thames, Development Control Civic Centre, 44 York Street, Twickenham TW1 3BZ
Website: <http://www.richmond.gov.uk/home/environment/planning/>
Email: planning@richmond.gov.uk
Telephone: 0845 612 2660

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Basement	Ancillary	19.32 sq m	(208 sq ft)	VACANT POSSESSION
Ground	Retail	35.38 sq m	(381 sq ft)	
Ground	Office	13.18 sq m	(142 sq ft)	
Ground	Staff	3.56 sq m	(38 sq ft)	
First	Residential	2 Rooms, 1 Kitchen, 1 Bathroom		
Second	Residential	2 Rooms, 1 Kitchen, 1 Bathroom		
Total Approximate Ground and Basement Floor Areas		71.44 sq m	(769 sq ft)	

For further details please contact:

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