

Lot 34, 7 Plough Lane, Teddington, London,

TW11 9BN

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Vacant Industrial/Office in the heart of Teddington

www.acutus.co.uk

Lot 34, 7 Plough Lane, Teddington, London,

TW11 9BN

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)

Property Information

Vacant Industrial/Office in the heart of Teddington

- Affluent and Popular South West London Location
- Industrial/ Office accommodation totaling approximately 228.81 sq. m. (2,463 sq. ft.) over ground and first floors
- Located within a secluded mews on a private road
- VAT Free Opportunity
- Very few Industrial properties within the Teddington area
- Future development/ conversion potential to residential (subject to planning and necessary consents)
- Teddington has been voted "the best place to live in London" by the Sunday Times 2021

Lot

34

Auction

12/Jul/2022

Vacant Possession

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

Location

Miles

2 miles south of Twickenham, 3 miles south of Richmond, 6 miles east of Wimbledon, 12 miles south-west of Central London

Roads

A313, A316, A308, A3 M3, M25

Rail

Teddington

Air

London Heathrow Airport

Situation

Teddington is an affluent and well sought after suburb in south-west London in the London Borough of Richmond upon Thames. In 2021, Teddington was named as the best place to live in London by The Sunday Times. It benefits from its close proximity to a number of other towns in South West London with Twickenham 2 miles to the north, Richmond 3 miles to the north and Central London approximately 12 miles to the east. The property is situated in the centre of Teddington just to the south of High Street (A313) on Plough Lane, a private road providing a mews of commercial and residential accommodation. Teddington Railway Station is within a 6 minute walk from the property.

Tenure

Freehold.

Description

The property provides a two storey industrial building providing workshop/ storage space on the ground floor with office accommodation at first floor level. The property benefits from a ground floor loading door as well as W/C and kitchenette facilities on each floor.

VAT

VAT is not applicable to this lot.

Planning

The property may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions. Interested Parties are referred to the London Borough of Richmond upon Thames - www.richmond.gov.uk - 020 8891 1411

Completion Period

6 week completion available

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 34, 7 Plough Lane, Teddington, London,

TW11 9BN

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Workshop/ Storage	152.54	(1,642)	VACANT POSSESSION
First	Office	76.27	(821)	VACANT POSSESSION
Total Approximate Floor Area (GIA)		228.81	(2,463)	

Lot 34, 7 Plough Lane, Teddington, London,

TW11 9BN

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Vacant Industrial/Office in the heart of Teddington

www.acuitus.co.uk

Lot 34, 7 Plough Lane, Teddington, London,

TW11 9BN

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



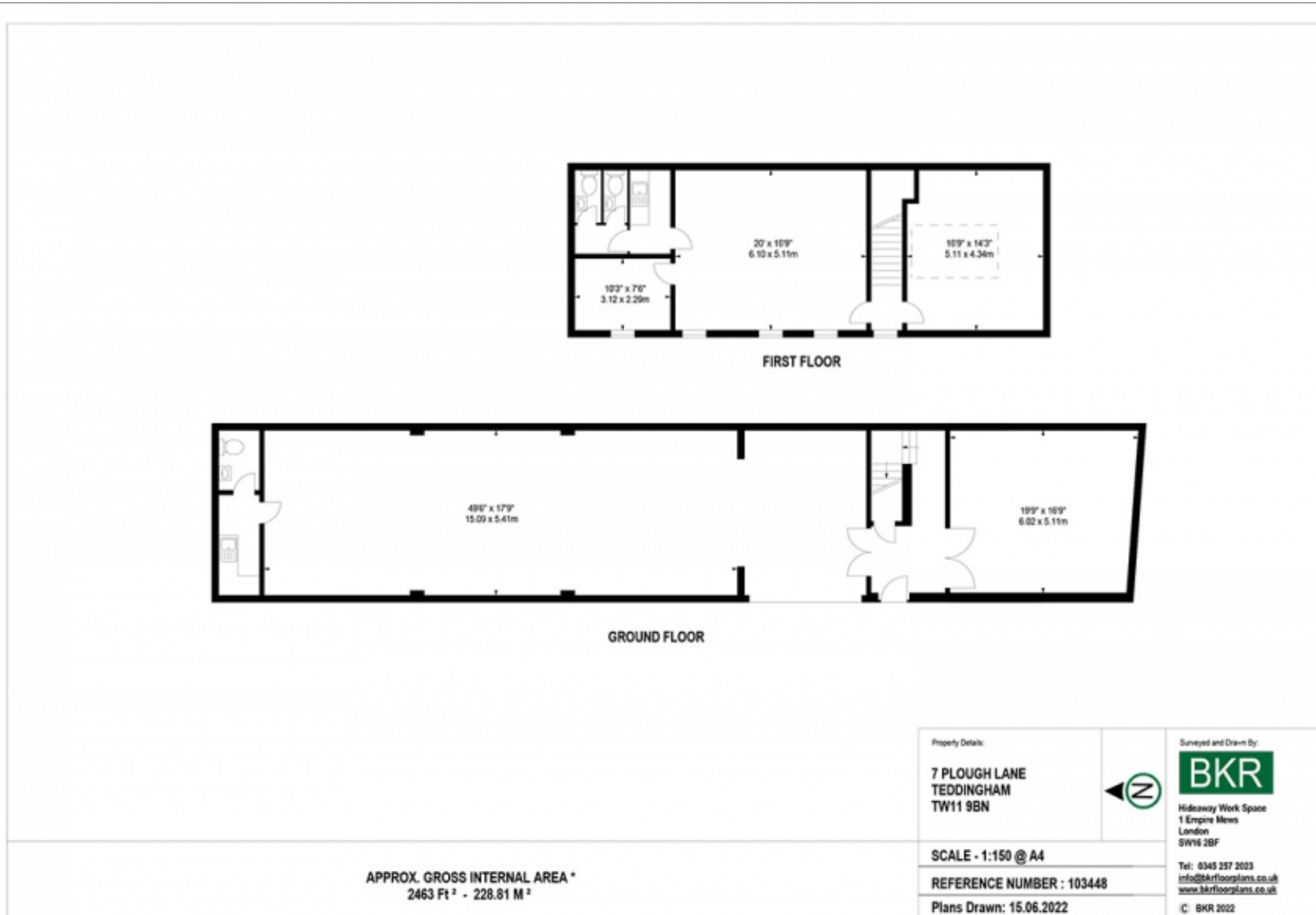
Vacant Industrial/Office in the heart of Teddington

www.acuitus.co.uk

Lot 34, 7 Plough Lane, Teddington, London,

TW11 9BN

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 34, 7 Plough Lane, Teddington, London,

TW11 9BN

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Vacant Industrial/Office in the heart of Teddington

www.acutus.co.uk

Lot 34, 7 Plough Lane, Teddington, London,

TW11 9BN

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)

Contacts

Acuitus

Charlie Powter

+44 (0)20 7034 4853

+44 (0)7768 120 904

charlie.powter@acuitus.co.uk

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Seller's Solicitors

YVA Solicitors LLP

811 High Road, YVA House

London

N12 8JT

Nick Kephals

02084459898

NKephals@yvasolicitors.com

Associate Auctioneers



Andy Shaw

07498 854767

ashaw@stirlingshaw.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020