

# Lot 38, 2nd & 3rd Floors, 5 Market Place, Kingston Upon Thames, London, KT1 1JX

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Residential Conversion Opportunity in Affluent London Suburb

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

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## Property Information

### Residential Conversion Opportunity in Affluent London Suburb

- Office Accommodation with Potential for Residential Conversion (subject to consents)
- Overlooking the Market Square 150m from the River Thames
- Approximately 419.00 sq m (4,510 sq ft)
- No VAT
- Attractive and Affluent South West London Suburb
- 200m East of The Eden Walk Shopping Centre and Opposite the Kingston Historic Market
- Nearby Occupiers including Boots, Wagamama's, Pret a Manger, The White Company and Lush

#### Lot

38

#### Auction

2nd November 2023

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

11 miles south-west of Central London, 4 miles south of Richmond, 7 miles south-west of Clapham

#### Roads

A3, A307, M25, M3

#### Rail

Kingston Railway Station, Hampton Wick Railway Station

#### Air

Heathrow Airport

### Situation

The Royal Borough of Kingston upon Thames is an affluent South West London suburb some 4 miles south of Richmond. The town benefits from being a major regional shopping destination, a university town and boasts an attractive riverside setting.

The property is prominently situated on the west side of the busy Market Place adjacent to a substantial recent residential development with other nearby occupiers including Boots, Wagamama's, Pret a Manger, The White Company and Lush. The Eden Walk Shopping Centre is also 200m east with 29 shops including M&S, Claire's Accessories and Sainsbury's.

### Tenure

Leasehold. Held for a term of 125 years from 23/05/2017 until 2142 at a current rent reserved of £100 per annum exclusive.

### Description

The property comprises self contained office accommodation on the second and third floors of an prominent and attractive bank building. The property is not Listed but is situated within a Conservation Area and may benefit from residential conversion (subject to consents).

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Second Third	Office Office	221.00 198.00	(2,379) (2,131)	VACANT POSSESSION
<b>Total Approximate Floor Area</b>		<b>419.00</b>	<b>(4,510)</b>	



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## Contacts

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