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For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)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

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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

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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
Total Approximate Floor Area		419.00	(4,510)	

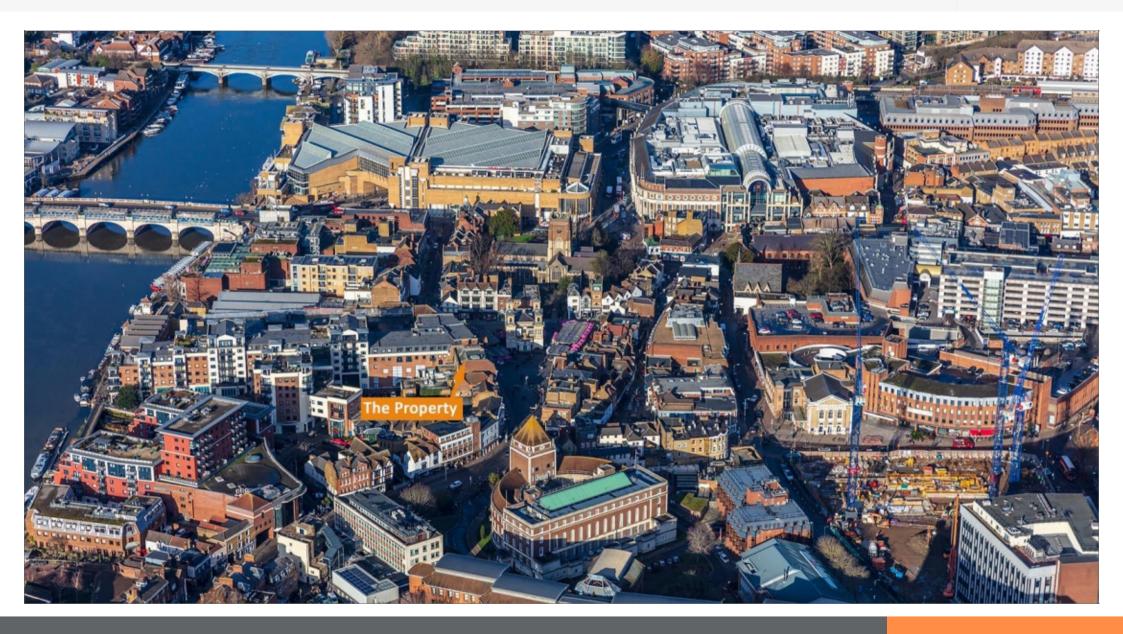
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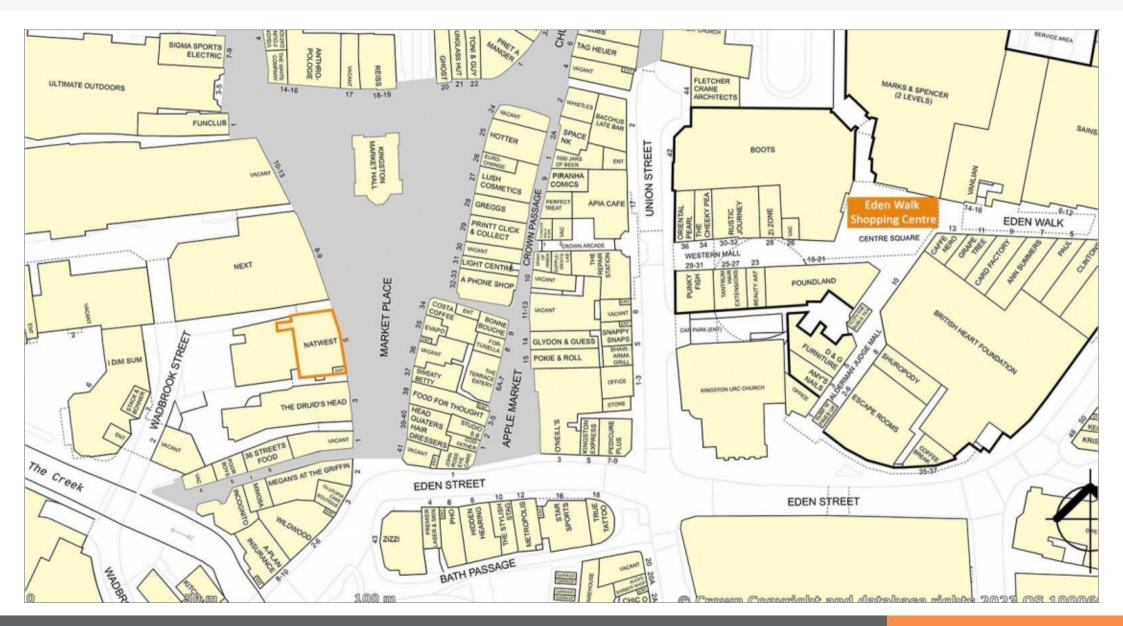
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