



275 SANDYCOMBE ROAD, KEW, LONDON TW9 3LU

Summary

- Vacant former snooker hall and sports club extending to approximately 3,121ft² situated on a site of 0.118 acres
- Implemented planning permission for demolition of existing buildings and creation of 6 x apartments (4 x 1 bed and 2 x 2 bed) and a community building
- Sought after location within walking distance of Kew Gardens train station
- Offers invited in the region of £1,500,000 for the freehold interest

Description

The existing property comprises a detached former snooker hall and judo club with ancillary accommodation extending to approximately 3,121ft².

The existing buildings are currently vacant and in a poor state of repair.

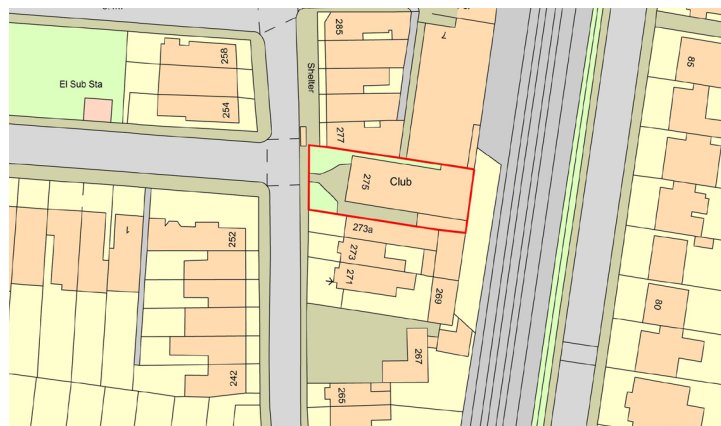
The overall site area extends to 0.118 acres with access taken directly from Sandycombe Road.

Location

The property is situated in a parade of shops and restaurants on Sandycombe Road, Kew, within the London borough of Richmond-upon-Thames.

The property benefits from being 0.3 miles away from Kew Gardens train station, which provides regular overground and underground (District Line) services into London.

North Sheen train station is located 0.3 miles away from the property, which provides overground services into London Waterloo in 34 minutes and regular services to Wimbledon in 35 minutes.



Approved Accommodation Schedule

Unit	Floor	Description	GIA m ²	GIA ft ²
1	Basement & Ground	Community Facility	329	3,541
2	Ground	1 Bedroom 2 Person Flat	54	581
3	Ground	1 Bedroom 2 Person Flat	54	581
4	First	1 Bedroom 2 Person Flat	53	570
5	First	1 Bedroom 2 Person Flat	54	581
6	First	2 Bedroom 3 Person Flat	64	689
7	Second	2 Bedroom 3 Person Flat	80	861
Total			688	7,406

Planning

Planning permission was granted (reference: 16/0905/FUL) on 23rd February 2017 and subsequently implemented for the demolition of existing building and erection of 6 x residential apartments (4 x 1 bed and 2 x 2 bed) extending to approximately 3,864ft² and a community facility building across basement and ground floor extending to approximately 3,541ft².

All of the units will be for private sale with a CIL liability of circa £113,000 payable.

In readiness for development, the planning permission has been implemented and conditions DV29F, U19107, DV49, U19102 and U19113 have been discharged.

Now the principle of redevelopment has been established, there is potential to increase the density by amending then unit layouts or reducing the community building subject to obtaining the necessary consents.



Tenure

The property will be sold freehold.

Terms

Offers invited in the region of £1,500,000 for the freehold interest

VAT

We understand the property is not elected for VAT.

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the point of agreeing Heads of Terms.

Contact

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

Jordan Oldfield 020 7183 2529
jordan.oldfield@kingsbury.co.uk

Charlie Cooke 020 7183 2529
charlie.cooke@kingsbury.co.uk



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