
FREEHOLD REFURBISHMENT/DEVELOPMENT OPPORTUNITY

Detached Class E (D1) Building with Parking & Yard/Play Space With Vacant Possession 5,075 sq ft (GIA) approx.



OF INTEREST TO DEVELOPERS

Summary:

- Freehold with vacant possession
- Detached former nursery
- Currently over part lower ground, ground and mezzanine floors
- Yard/Play area to the rear and side with large forecourt to the front
- Potential refurbishment/ development opportunity
- Offers are invited in the region of £2,000,000

**Church Grove, Bushy Park
Hampton Wick, KT1 4AL**

OFFERS INVITED IN THE REGION OF **£2,000,000**

Your attention is drawn to the important notice overleaf Davis Brown is a trading name of Davis Brown Limited, Registered in England and Wales, Company No.3604654. Registered office: 1 Margaret Street, London, W1W 8RB. Vat Reg No. 722 2905 56



LOCATION

The property is situated on the eastern side of Church Grove opposite Bushy Park and close to its junction with St. John's Road, within the affluent London Borough of Richmond.

Hampton Wick Rail Station is within 0.4miles and Kingston Rail Station is within 0.6miles.



DESCRIPTION

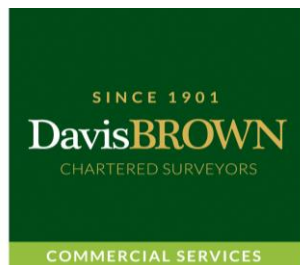
The property comprises accommodation on lower ground, ground and mezzanine floors having previously been a day nursery.

The property benefits from front and rear outdoor play area along with parking.

We understand the property was originally built as a Church/School Hall,



Davis Brown for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers, or lessees, and do not constitute, nor constitute part of, an offer or contract; (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 but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis Brown or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices quoted are exclusive of VAT (if chargeable)



TENURE:

Freehold interest with vacant possession

FLOOR AREAS:

GIA	SQ M	SQ FT
Lower Ground Floor	45.28 sq m	487 sq ft
Ground Floor	330.38 sq m	3,556 sq ft
Mezzanine	95.92 sq m	1,032 sq ft
Total	471.58 sq m	5,075 sq ft
Total Site Area – 0.18 acres		



PLANNING:

The property has been used as a nursery in the recent past with Asquith Nurseries and Bright Horizons being the most recent occupant.

We understand the property comes within the Conservation Area 18 within the London Borough of Richmond Upon Thames.

We understand the property is locally listed.

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EPC

The EPC rating is D - 95

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs.



PROPOSAL

Offers are invited in the region of £2,000,000 for the freehold interest, subject to contract.

Any offers will be subject to Anti Money Laundering checks. We hereby disclose that a personal interest exists with a principal of Davis Brown which constitutes a declarable interest under the Estate Agents Act 1979.

VIEWINGS

Strictly by appointment with joint sole agents

David Green
020 7907 1803 / 07540 501 589
dgreen@davis-brown.co.uk

Ben Wallis
020 8099 3119 / 07702 806 994
ben@bernardgordon.co.uk



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