

For Sale – Freehold with Vacant Possession

Hartnell
TaylorCook

48-50 Hampton Road,
Twickenham,
TW2 5QB



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Location

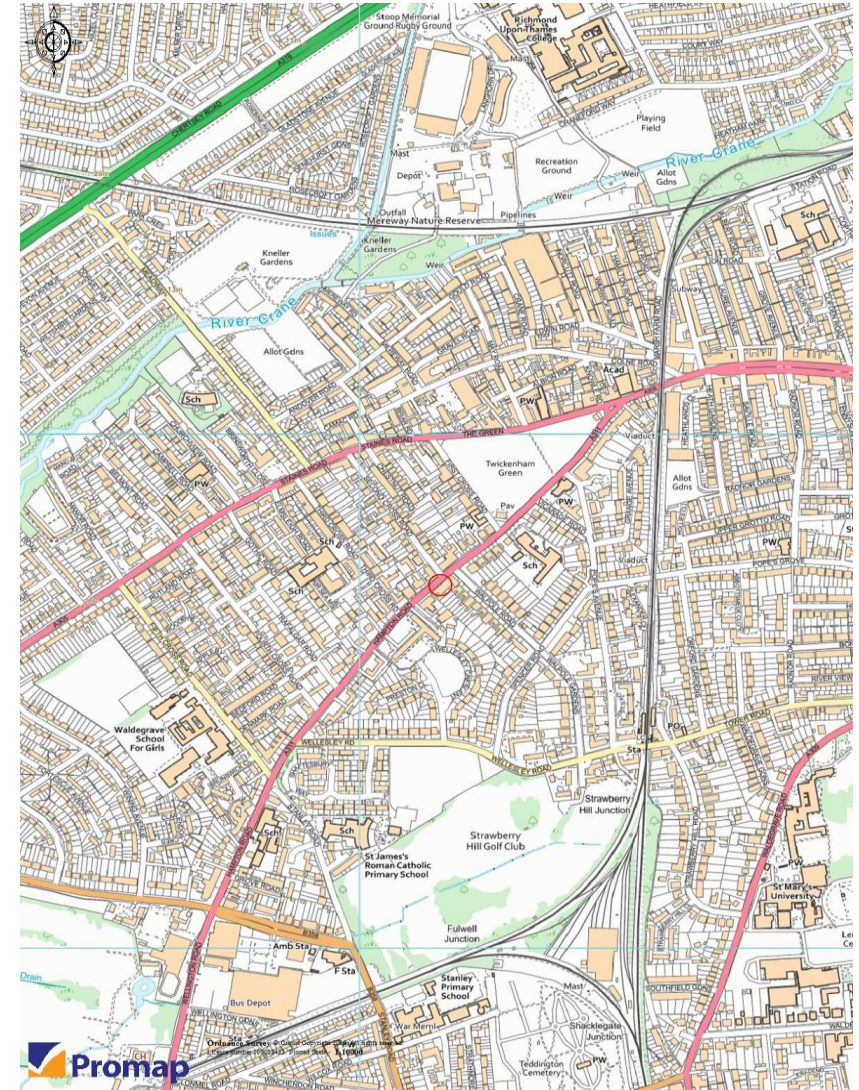
The property is located approximately 0.8 miles west of the centre of Twickenham, within the Royal Borough of Richmond Upon Thames. Strawberry Hill Train Station is an 8 minute walk (0.5 miles) away, with a fastest journey time to London Waterloo Station of 34 minutes.

The property has exceptional road links, the A316 joins the A4 and takes you north into central London in c. 55 minutes. Heading south east it merges with the M3 and the M25.

Richmond and Kingston are located just a short drive away, with excellent shopping facilities. Twickenham Stadium, the official home of English rugby, is less than 2 miles away, which caters various major sporting events. Heathrow Airport is only a 15 minute drive away.

The property is located within the catchment area of some of the highest rated schools in south west London. The River Thames is 0.6 miles away (13 minute walk), numerous niche bars and restaurants are located along the river.

The property is situated on the corner of Hampton Road and Second Cross Road, in a predominantly residential area. There is a small retail parade in close proximity on Hampton Road, with various pubs, independent retailers, convenience stores & professional service providers nearby, including Johnstone Decorating Centre, Twickenham Veterinary Surgery, AFH Wealth Management, Marburg & Co Finance Brokers, Sabina Hair Salon & The Prince Albert Pub.



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Description

The property comprises a vehicle maintenance/warehouse unit of concrete frame and predominantly brick and blockwork cladding, with a tiled and pitched roof with four car parking bays and a reception. There are three further parking spaces at the rear of the property accessible via a side passage off Second Cross Road.

The warehouse contains a small room for staff accommodation. The workshop has 3.75m eaves height and contains male and female toilets. The property has a large, secure yard used for parking, loading and outdoor storage.

The first floor of the property is a self-contained three-bedroom flat with access from Hampton Road and a small garden area adjoining the car parking spaces and yard to the rear.

Planning

Class B2/B8 & C3 under the Town & Country Planning (Use Classes) Order 1987 (amended September 2020). The commercial element is vacant and would suit conversion to residential use, subject to the necessary planning consents.

Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) the available accommodation has the following approximate gross internal floor areas;

Floor	SQ M	SQ FT
Ground Floor Workshop / Storage	104.33	1,123
Ground Floor Reception / WC	38.33	413
Ground Floor Warehouse / Staff	121.33	1,306
Ground Floor Total	264	2,842
First Floor Residential Flat	3 Bedroom Flat*	
Site Area	0.026 ha.	0.07 ac.

*First floor measurements to be confirmed.



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Price

Offers in excess of **£1,475,000 (One Million, Four Hundred and Seventy Five Thousand Pounds)** excl. VAT are sought on an unconditional basis, subject to contract.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

EPC

EPC available on request

For further information or to arrange an inspection of the site, please contact the below:

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