



Kingston Station

Outline for indicative purposes only

16-18 RICHMOND ROAD & 2 CANBURY PARK ROAD

Kingston upon Thames, KT2

South West London Development Opportunity



EXECUTIVE SUMMARY

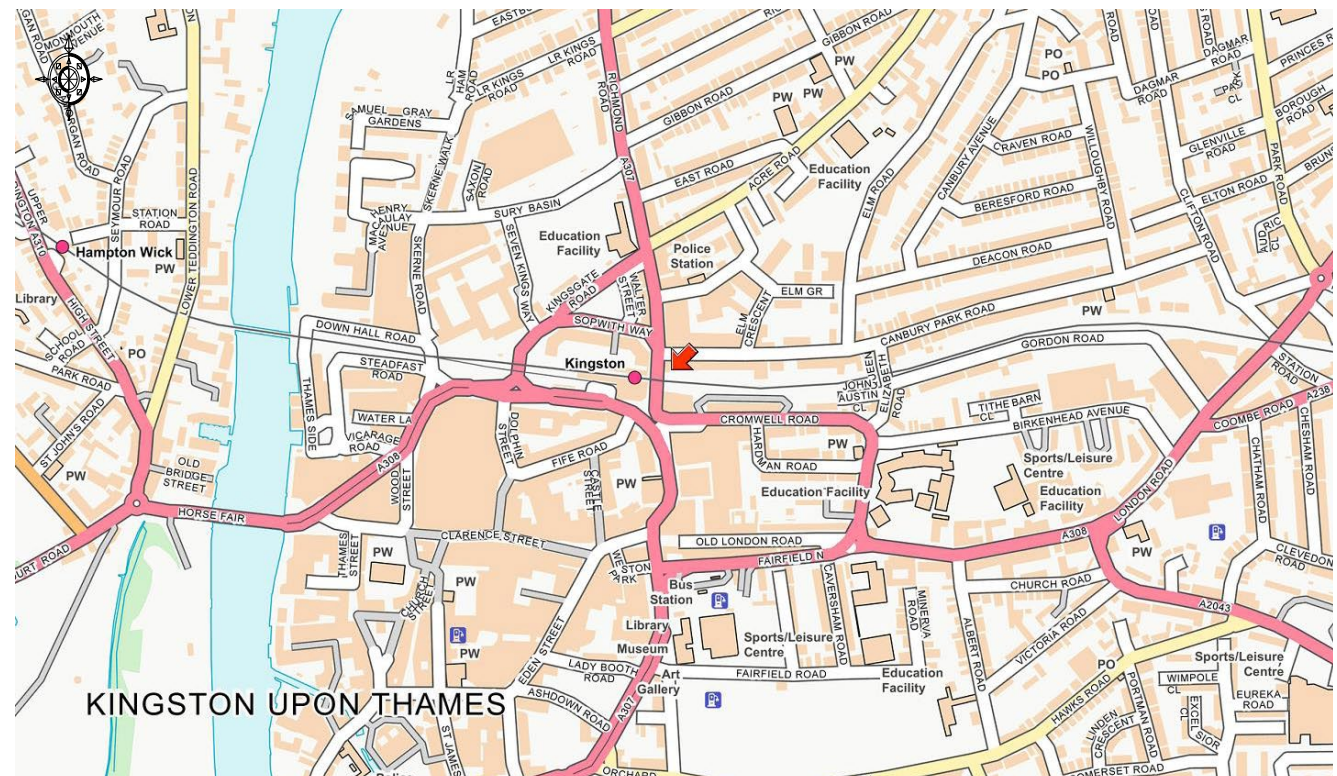
- Residential led mixed use development opportunity in Kingston upon Thames, South West London.
- A 0.07 acre (0.03 hectare) site comprising a two-storey mixed use building fronting Richmond Road and a two storey commercial building fronting Canbury Park Road.
- 16-18 Richmond Road - Implemented Planning Permission for a mixed use scheme comprising a restaurant (A3) and 9 residential units.
- 2 Canbury Park Road - Two storey commercial property suitable for redevelopment to alternative uses STP.
- Central location approximately 60 metres from Kingston National Rail Station.
- For sale freehold with vacant possession.

LOCATION

The site is located on the eastern side of Richmond Road in central Kingston, South West London. The central location means it benefits from proximity to an extensive range of shops, restaurants and leisure amenities situated along Clarence Street, Kingston Market Place and the Bentalls Shopping Centre.

The Property has excellent public transport connections as indicated by its PTAL rating of 6a. Kingston National Rail station is situated approximately 60m south of the site, providing direct access to London Waterloo (30 minutes) and Vauxhall (25 minutes) which provides connections to the London Underground Network (Victoria Line) (source: National Rail).

There are also multiple bus routes operating along Richmond Road and Cromwell Road, providing services to Richmond, Putney and Wimbledon.



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DESCRIPTION

The broadly L-shaped site extends to approximately 0.07 acres (0.03 hectares) and is split into four separate titles:

- 16 and 18 Richmond Road (SGL213268)
- Two strips of land adjoining 16 Richmond Road (SGL460558 and SGL774251)
- 2 Canbury Park Road (SGL626744)

16-18 Richmond Road comprises a vacant two-storey building with commercial at ground floor level (A3 use) and residential accommodation above. The site is bound by a public house to the north, Richmond Road to the west and the railway line to the south.

2 Canbury Park Road comprises a two-storey building, previously in use as a hairdressers. The rear garden of the property adjoins the rear of 16-18 Richmond Road.

PLANNING

The property falls within the jurisdiction of the Royal Borough of Kingston Upon Thames and is not listed nor is it located within a Conservation Area.

16 - 18 Richmond Road benefits from planning permission (Ref: 07/12889/FUL) granted at appeal on 2nd April 2009 for the following development:

"Redevelopment of the site to provide six storey building consisting A3 (restaurants & Cafes) on ground floor and basement and 9 residential units comprising 6 x 1 bedroom and 3 x 2 bedroom flats."



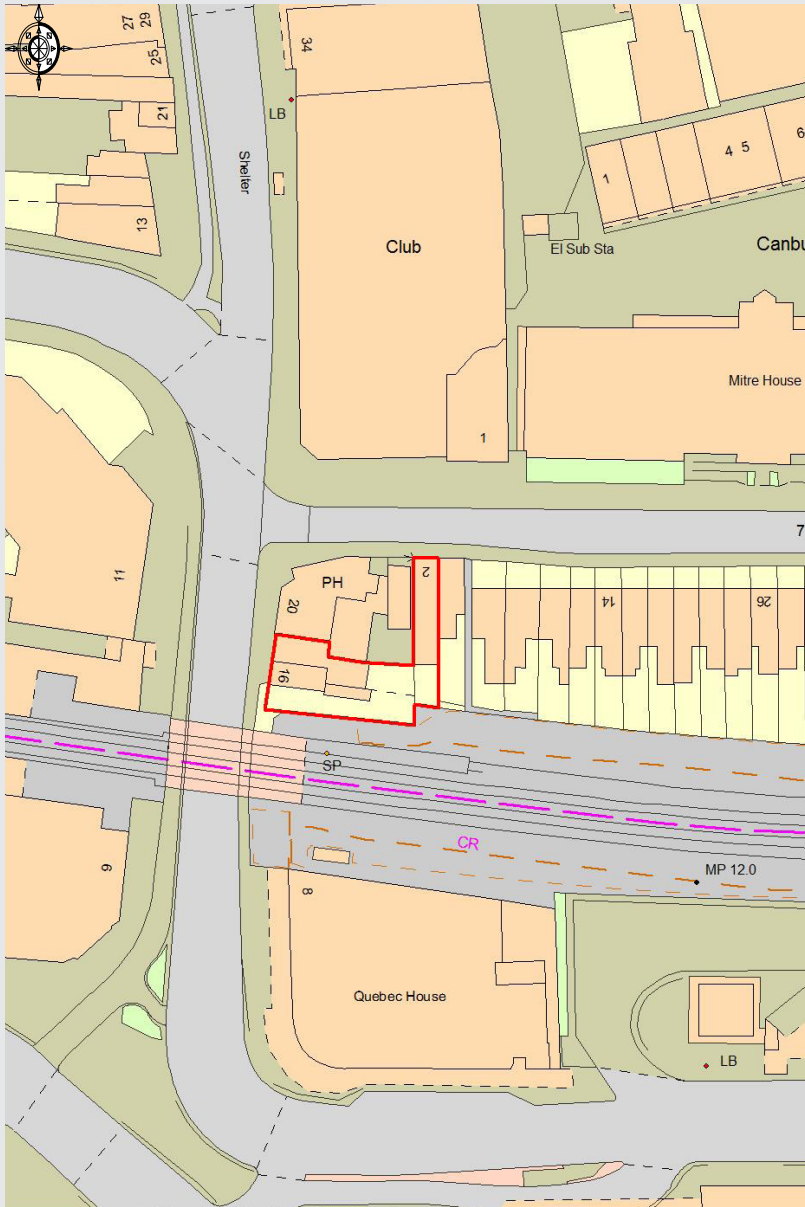
The planning permission has been implemented and the proposed schedule of accommodation is set out below:

UNIT TYPE	NO. OF UNITS	NIA / NSA SQ M	NIA / NSA SQ FT	GIA SQ M	GIA SQ FT
Private Residential	9	479	5,156		
Commercial	1	122	1,313		
Total		601	6,469	786	8,460

The proposed development will be subject to the following financial obligations as outlined in the Section 106 agreement (subject to indexation). The vendor has paid the Environmental Improvement Contribution.

FINANCIAL OBLIGATION	SUM
Education Contribution	£6,250
Transport Contribution	£11,500
Environmental Improvements Contribution	£14,260
Total	£32,010

2 Canbury Park Road does not form part of this planning permission but would be suitable for redevelopment to alternative uses STP.



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TENURE

The site is for sale freehold with Vacant Possession.

METHOD OF SALE

The site will be sold by way of auction on the 11th December but is available via private treaty before then. Offers are sought for the freehold interest.

VAT

We understand that the property is not elected for VAT.

EPC

The EPC report for 2 Canbury Park Road has been instructed and will be available on the dataroom shortly.

VIEWINGS

Internal viewings are strictly by appointment; please contact the sole selling agents to make an appointment.

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Designed and Produced by Savills Marketing; 020 7499 8644 | October 2018

FURTHER INFORMATION

Further information including technical and legal documentation is available at:

www.savills.co.uk/richmondroad

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