MERIDIAN CP
PARTNERS

Development, E (Commercial / Business / Service) For Sale

Offers in the region of
£1,500,000
4,146 sq ft

Blair Atholl House, Ashfield Avenue, Feltham, TW13 5BB

FOR SALE - Vacant FREEHOLD Nursery Building close to Feltham Station.

- Prominent Freehold Building.
- Appealing Period Architecture.
- Attractive Capital value at just £361 p/sq/ft.
- Double Garage & Additional Parking.
- Occupying a very substantial plot.
- Immediate Development Opportunity (STP)



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Summary

- Price: Offers in the region of £1,500,000

Further information

- View Microsite

Contact & Viewings

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Description

Blair Athol, situated on Ashfield Avenue in Feltham, presents a rare opportunity to acquire a substantial freehold property with significant future potential in a well-connected West London location. Extending to approximately 4,146 sq ft, the property is currently configured and operated as a Nursery (Use Class E) and will be offered with full vacant possession, providing immediate flexibility for an incoming purchaser. The existing accommodation is well-proportioned and highly adaptable, making it suitable for a range of uses within Use Class E, including educational, medical, office or leisure purposes, while also offering strong potential for residential conversion or redevelopment, subject to the necessary planning consents.

A particularly notable feature of the property is its exceptionally large rear garden, which presents a compelling opportunity for further development. There is clear scope to create additional residential units at the rear of the site, subject to planning permission, with the added benefit of a road running adjacent to the back fence of the garden. This secondary access could prove invaluable for construction purposes and may also support the creation of independent access for any future dwellings, further enhancing development viability. To the front, the property benefits from two off-street parking spaces, adding to its practicality and appeal for both occupiers and visitors.

Overall, Blair Athol offers a highly attractive proposition for a range of buyers. It would suit an owner-occupier seeking a sizeable and flexible freehold premises in a strong Greater London location, as well as residential developers looking to unlock value through conversion, extension or backland development. Investors will also recognise the opportunity to add value through asset management and planning uplift. The combination of vacant possession, generous internal floor area and a large plot with development potential provides multiple exit strategies, making this a compelling and versatile investment opportunity.

Feltham town centre provides a comprehensive offering, including a shopping centre with over 60 stores, supermarkets, restaurants, and leisure facilities, as well as the nearby Leisure West complex which includes a cinema and additional dining options. The immediate area around Ashfield Avenue also benefits from multiple supermarkets and day-to-day conveniences within approximately 0.5 miles, reinforcing its appeal to tenants seeking accessibility and convenience.

Terms

GUIDE PRICE: £1,500,000 subject to contract.
TENURE: Freehold.
VAT: The property is not elected for VAT.

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INFINITY MIRROR






Fire exit

