



MAKING
PROPERTY
WORK

SHW

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FOR SALE

OFFICES & STORAGE WITH RESIDENTIAL DEVELOPMENT POTENTIAL
2,807 SQ FT (260.8 SQ M)

70a Elm Road, Kingston Upon Thames, KT2 6HU

SUMMARY

SHW are delighted to offer for sale this mixed-use, freehold property in Kingston-upon-Thames. The property comprises a two-storey building with workshop/storage space to the ground floor, offices on the first floor, as well as a parking space and small forecourt to the front.

PROPERTY HIGHLIGHTS

- FREEHOLD INTEREST.
- WORKSHOP/STORAGE SPACE ON THE GROUND FLOOR WITH FIRST FLOOR OFFICES.
- SINGLE CAR PARKING SPACE AND FORECOURT TO THE FRONT.
- LOCATED ON ELM ROAD, KINGSTON-UPON-THAMES.
- FLOOR AREA EXTENDS TO 2,807 SQFT.
- POTENTIAL FOR RESIDENTIAL CONVERSION STPP.
- UNCONDITIONAL OFFERS ARE INVITED IN EXCESS OF £700,000 FOR THE FREEHOLD INTEREST WITH VACANT POSSESSION.



VIEWINGS

Andrew Pollard t: 0208 247 9505 e: apollard@shw.co.uk



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LOCATION

The property is located on the South East side of Elm Road between its junctions with Shortlands Road and Deacon Road, approximately 0.5 miles or an approximate 5 minute walk from Kingston upon Thames railway station and town centre.

Kingston Station provides regular services to:

London Waterloo – 29 mins.

Clapham Junction – 20 mins.

Junction 1 of the M3 at Sunbury which provides access to the UK motorway network via Junction 12 of the M25 is approximately 8 miles west of Kingston upon Thames. Heathrow Airport is approximately 12 miles to the north-west.

DESCRIPTION

The premises comprise a two storey building providing workshop/storage space on the ground floor with offices on the first floor.

There is a single car parking space on a small forecourt to the front of the property.

On street parking is via resident parking permits.

The property is to be sold with full vacant possession.

AMENITIES

- Freehold
- Workshop/storage space
- Development potential STTP
- Forecourt to the front
- Kitchenette
- WCs
- Parking space

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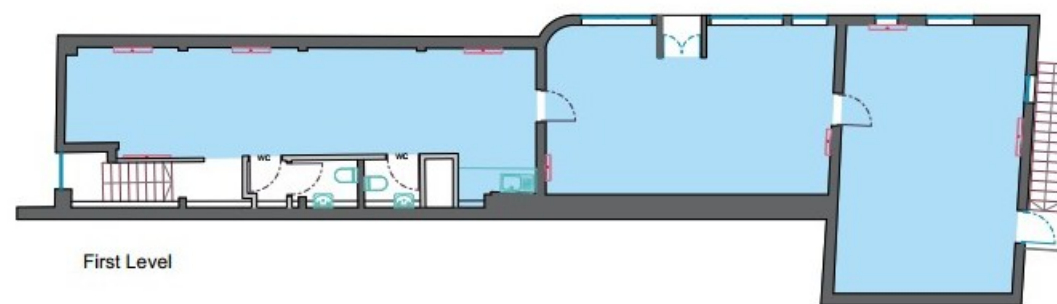
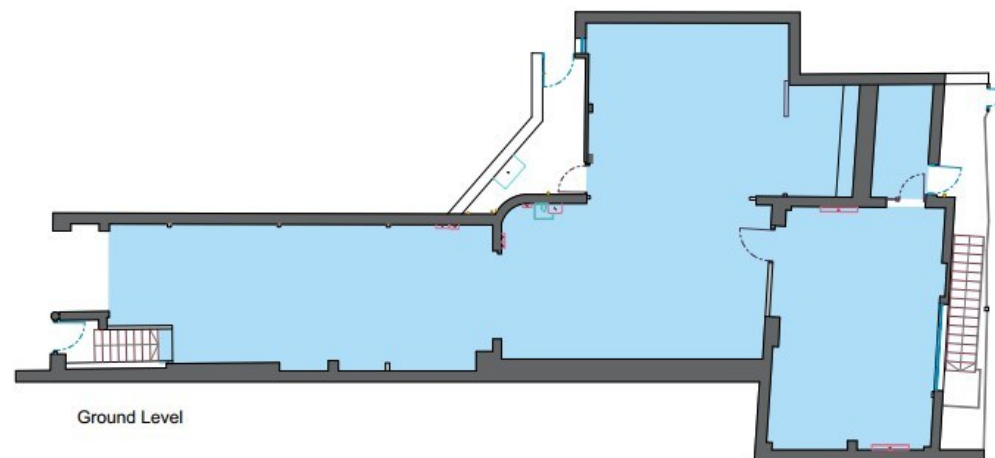
DEVELOPMENT OPPORTUNITY

The property benefits from residential conversion / redevelopment potential, subject to planning permission. Conversion under Class MA Permitted Development from Class E to residential use may be possible.

FLOOR AREAS

A measured survey has been instructed and areas measured as follows:

	SQ FT	SQ M
NET INTERNAL AREA		
First Level	1,033	96.0
Ground Level	1,524	141.6
TOTAL	2,558	237.6
GROSS INTERNAL AREA		
First Level	1,201	111.6
Ground Level	1,606	149.2
TOTAL	2,807	260.8



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TENURE

The property is freehold.

VAT

VAT will not be chargeable on the terms quoted.

GUIDE PRICE

Unconditional offers for the freehold are invited in excess of **£700,000**.

OFFERS

Offers are being invited on an informal tender basis for the freehold interest with vacant possession, subject to contract. A bid deadline is yet to be confirmed and will be announced in due course.

Offers should be in writing and include the following information:

- Identity of the purchaser
- Purchase price
- Purchaser background & track record. Proof of funds will be requested if your offer is further considered
- Proposed timescale for exchange and completion of sale.
- Any conditions or surveys that are required
- Solicitors details.

No offer is to be calculable by reference to any other offer.

AML

Upon agreement of Heads of Terms, SHW will be required to undertake Anti-Money Laundering checks on the purchasing entity, as required by law.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is being prepared and will be available shortly.

RATES

The current Rateable Value of the property: £18,500 (2023)

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