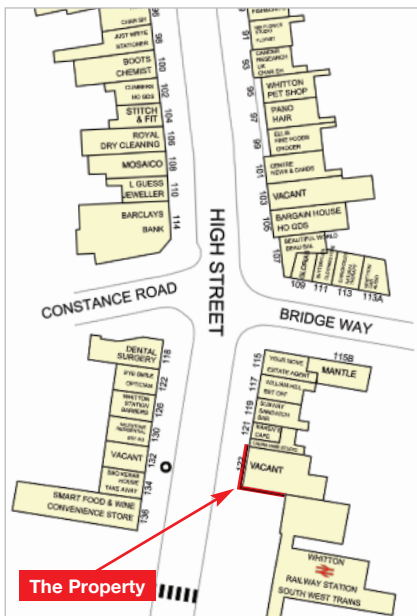


Whitton 123 High Street Middlesex TW2 7LQ

- **Freehold Vacant Shop and Residential Development**
- Former bank premises comprising a total of 327.4 sq m (3,524 sq ft)
- Well located adjoining Whitton Rail Station (Zone 5)
- Includes planning consent for five flats (1)
- Potential to create two further flats at roof level, subject to obtaining all the relevant consents

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Whitton is a popular residential suburb of the Borough of Richmond upon Thames and is located immediately to the north of the A316, one mile to the west of Twickenham and three miles to the west of Richmond. The A316 provides direct access to the M3 Motorway and thus the M25 and national motorway network. Heathrow Airport lies five miles to the west.

The property is located in a central position adjacent to Whitton Rail Station, on the east side of the High Street, which is the main retail thoroughfare in Whitton.

Occupiers close by include William Hill, Barclays, Subway, Your Move and Boots amongst many others.

Description

The property is arranged on basement, ground and two upper floors to provide a shop with basement and self-contained accommodation at first and second floor level, access to which is via an entrance fronting the High Street.

The property provides the following accommodation and dimensions:

Ground Floor	99.0 sq m	(1,066 sq ft)
First Floor (GIA)	75.7 sq m	(815 sq ft)
Second Floor (GIA)	73.7 sq m	(793 sq ft)
Basement	79.0 sq m	(850 sq ft)
Total	327.4 sq m	(3,524 sq ft)

Tenancy

The entire property is to be offered with VACANT POSSESSION.

Planning (1)

The upper floors benefit from permitted development (Ref: 16/3210/GPD15) granted 30th September 2016 for the change of use from B1 (Office) to C3 (Residential) comprising 4 x one bedroom flats. In addition, consent (Ref: 16/3184/FUL) was also granted on 24th January 2017 for a lower ground floor rear extension to provide 1 x two bedroom dwelling with associated garden, refuse and cycle storage. Rear stair enclosure providing access to the existing first and second floors, external alterations and communal roof terrace and replacement shop front to the retained retail unit at ground floor. There may be potential to create two further flats at roof level, subject to obtaining all the relevant consents.

All enquiries should be made via London Borough of Richmond upon Thames Council. Website Address: www.richmond.gov.uk/

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Ratings please see website.