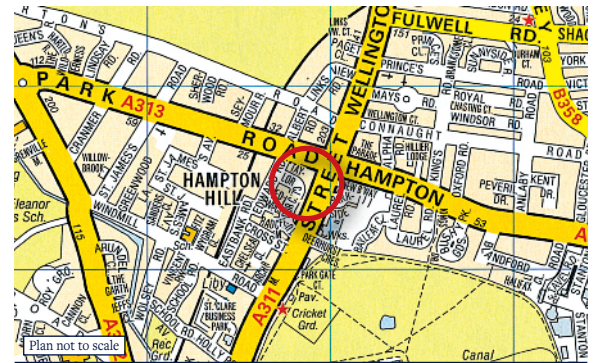


**LOT
45**

195 High Street Hampton Hill, Middlesex TW12 1NL



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This plan is based upon the Ordnance Survey Map with the sanction
of the Controller of H M Stationery Office.

Rarely available, an unbroken mid terrace building arranged as a large ground floor restaurant (Class A3) and a self-contained three storey residential upper part with planning applied (imminent decision) for conversion into a retail unit (Class A1), 2 x two bedroom duplex apartments and 1 x two bedroom apartment in popular suburban area near station and Bushey Park. **Vacant.**

Tenure

Freehold.

Location

- Hampton Hill is a popular West London residential suburb located between Twickenham and Hampton
- Situated on the west side of High Street, near the junction with Park Road
- Tesco Express, Sainsbury's Local, cafés and restaurants are conveniently close by whilst the centres of Kingston upon Thames and Twickenham are easily accessible
- The leisure areas of Bushey Park, Hampton Court Palace, Kempton Park racecourse and along the River Thames are within easy reach
- Easy access to the A316 provides good links to Central London and the M3 and M25

🚶 Fulwell

Description

- A mid terrace building arranged as a restaurant (Class A3) with separate front entrance to a three storey residential upper part
- The interior requires modernisation
- There is a rear service road from Park Road

Accommodation

- Ground Floor – Shop internal width approximately 13'9"
Shop built depth 73'
Two WCs
- First Floor – Two Rooms, Kitchen/Diner, Bathroom/WC
- Second Floor – Two Rooms, Kitchen/Diner, Bathroom/WC
- Third Floor – Two Rooms, Kitchen/Diner, Bathroom/WC

Planning

An application (Ref: 18/0929/FUL) was received by the London Borough of Richmond upon Thames on 20th March 2018 for "the change of use of the front part of ground floor level from restaurant (Class A3) into retail (Class A1); change of use of the rear part of ground floor level from restaurant (Class A3) into a two bedroom self-contained duplex flat (Class C3); installation of windows to the side elevation and rear existing ground floor extension; conversion of the single dwelling on the first floor to a two bedroom apartment and combining the two existing one bedroom apartments on the second floor and loft conversion to create a two bedroom duplex apartment". Decision due 8th June 2018.

The proposed development will provide a retail unit of approximately 528 sq ft, 2 x two bedroom duplex apartments of 850 sq ft and 802 sq ft and 1 x two bedroom apartment of 689 sq ft.

Viewing

Please refer to our website savills.co.uk/auctions