

# Freehold Development Opportunity For Sale

34 Crown Road, St Margarets, Twickenham, TW1 3EH – Guide Price £750,000

BWP



## Summary:

- An opportunity to acquire the freehold interest of 34 Crown Road in the affluent London village of St Margaret's.
- The building currently consists of a vacant retail unit with ancillary accommodation above.
- Planning has been approved to reconfigure the building to create two self contained residential flats together with a commercial unit.
- Existing Gross Internal Area Approx. 1310 sq.ft.
- Basement flat sold off on a 999 year lease.
- The property is not elected for VAT.

**We are instructed to offer the building at a Guide Price of £750,000 for the Freehold interest, Subject to Contract.**

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## Location:

St Margarets is an affluent London Suburb, with Richmond less than a mile to the East and Twickenham less than a mile to the West. The property is on the West side of Crown Road 2 minutes walk from St Margaret's station (South West Trains).

## Description:

The property is a vacant two storey end of terrace building, with the ground floor fitted out as a restaurant with a kitchen and customer W/C at the rear. The first floor has 3 rooms/bedrooms and a Bathroom. The property has access from Crown Road and a side entrance off Beaconsfield Road. There is a 2 bedroom flat at basement level, which has separate access onto Beaconsfield Road.

## Areas:

**Total Area:** 121.7 sqm. (1,310 sq ft)

NB. Information provided by the Vendor, not inspected by BWP Commercial Property.

## Tenure:

Freehold, the lower ground floor has been sold off on a 999 year lease.

## Planning:

The building currently has Class E(a) use. Planning has been granted to reconfigure the building to create 2 x self contained flats at ground and first floor levels together with a retail unit. There is further potential to extend into the loft to create a larger first floor maisonette subject to planning. More information can be found via the below links to the local planning portal.

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=22/0939/GPD26](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=22/0939/GPD26)

[http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=22/0477/FUL](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=22/0477/FUL)

## VAT:

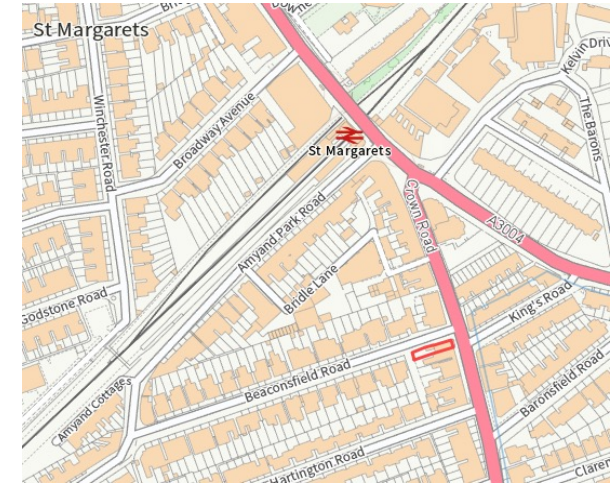
The property is not elected for VAT.

## EPC:

Current EPC rating E, report available on request.

## Business Rates:

The The building has a current rateable value of £14,750.



NB. The plan is for identification only. © Crown Copyright OS 0100055500

## Further Information:

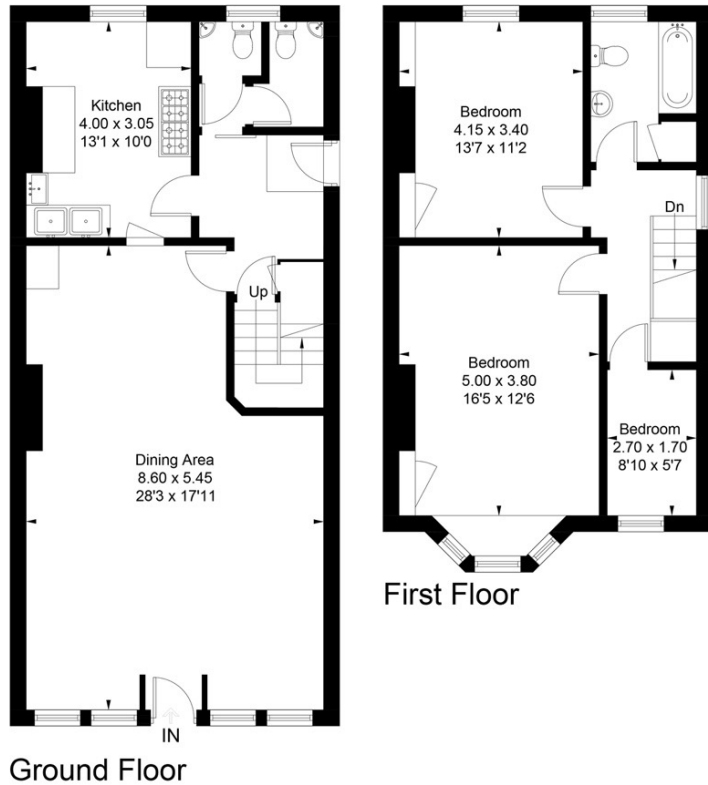
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## Existing Floorplan:

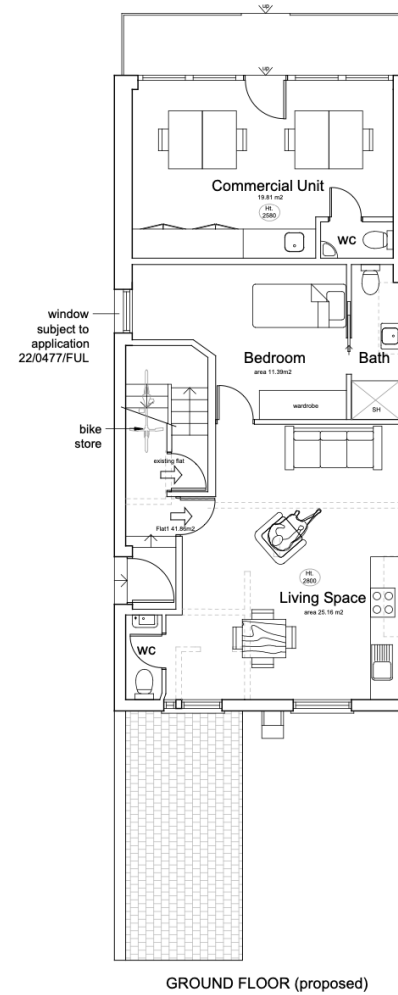
Approximate Floor Area = 121.7 sq m / 1310 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 280055

NB. The plan is for identification only. Current Ground Floor Layout.

## Consented Ground Floor Reconfiguration:



NB. The plan is for identification only. Consented Layouts.



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