

FOR SALE



**Freehold D1 Property
with Potential for Development
Subject to Planning**

**Approximately 2,200 Sq Ft
(204.38 Sq M) Gross internal**

**29a Alexandra Road,
Kingston upon Thames, KT2 6SD**



KINGSTON OFFICE

Warwick Lodge
75-77 Old London Road
Kingston
KT2 6ND



AGENT

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KEY SUMMARY

- Close to Richmond Park
- Electric Heating
- Male and Female WCs
- Forecourt with Parking for 2/3 cars.
- Development potential subject to planning.

29a Alexandra Road, Kingston upon Thames, KT2 6SD

LOCATION

The property is located on the north side of Alexandra Road close to the junction with Cherrywood Close and opposite St Paul's primary school and Alexandra infant school. Kingston town centre is approximately 1.5 miles to the south-west and the Kingston Gate into Richmond Park is approximately 400 meters to the north. The surrounding area is largely residential in nature with detached and semi-detached houses plus more modern blocks of flats in Alexandra Road. Bus routes in nearby Kingston Hill and Park Road run to and from Kingston town centre. Norbiton railway station is 15 minutes' walk from the property.

DESCRIPTION

The property comprises a single-storey building of pre-fabricated concrete frame construction. Internally the building comprises an entrance hall off which there are male and female WCs, a small meeting room and a larger meeting room with servery/kitchen adjoining. To the rear is an area of land/garden and to the front a forecourt with parking for 2/3 cars.

AMENITIES

- Electric Heating
- Suspended ceiling with recessed Category II lighting to large meeting room.
- Fully carpeted
- Male and Female WCs
- Forecourt with parking for 2/3 cars.

PLANNING

The premises would suit the following uses within Use Class D1:

- School
- Day Nursery
- Church
- Public Hall

The property/site could be suitable for uses other than a place of worship (Class D1) including redevelopment subject to planning and other consents.

ACCOMMODATION

Approximate gross internal floor area :

2,200 sq ft (204.38 sq m)

Approximate site area: 4,783 sq ft (444 sq m)

Frontage: 206.12 ft (19.15 m)

PRICE

Our clients wish to sell the freehold interest on an unconditional subject to contract only basis.

Guide price £1 million.

CURRENT RATING ASSESSMENT

Buildings used for public religious worship or as church halls are exempt from business rates.

EPC

No EPC required as this is a place of worship.

LEGAL COSTS

The parties are to be responsible for their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For viewings or further information please contact:

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PLEASE NOTE THE FOLLOWING:

- 1) All measurements, areas and distances are approximate.
- 2) Any rent or price quoted is exclusive of VAT where applicable.
- 3) Rates information is believed to be correct but interested parties should check with rating authority.