



Lampton Road, Hounslow, Middlesex, TW3 **For sale**

Redevelopment Opportunity
B1 Offices with PD rights
Town centre Location
Potential other uses
Possible planning gain

£1,250,000
Offers in
excess

Location:

The property is situated on the East side of the road close to its junction with Queens Road. Hounslow Central (Piccadilly Line) train station is a short stroll away, whilst the Treaty Shopping Centre and the main High St in Hounslow is within 0.5mile.

Description:

A semi-detached period property arranged over 4 floors with the benefit of a fore court and vehicular access to the rear of the premises. The building has been used as offices in the past and would require extensive refurbishment to accommodate its former use. The premises sits on a plot of approx. 0.10 Acre (0.04 Hectare) and is considered suitable for alternative use, subject to the necessary consents.

User:

We believe the premises fall under Class B1 offices of the Town & Country Planning (Use Class) (Amendment) Order 2005

Accommodation:

The property offers GIA of approximate 2,369 sq ft (220 sq M) over the 4 floors.

Planning:

The property benefits from PD rights prior approval dated 07/11/2013 under ref: 00676/51/PA2 for the conversion to provide 8 residential units within the existing structure. We are of the opinion that the property lends itself for a more extensive scheme on the site area or further planning gain by way of a Joint Venture with adjoining neighbours. Purchasers should make their own enquiries with the planning department of London Borough of Hounslow on 020 8583 2000

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of NIL; however interested parties should make their own enquiries.

EPC:

Energy performance certificate is awaited for the premises. A copy of the EPC is available upon request.

Legal Fees:

Each party to bear own legal costs.

Contact:

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