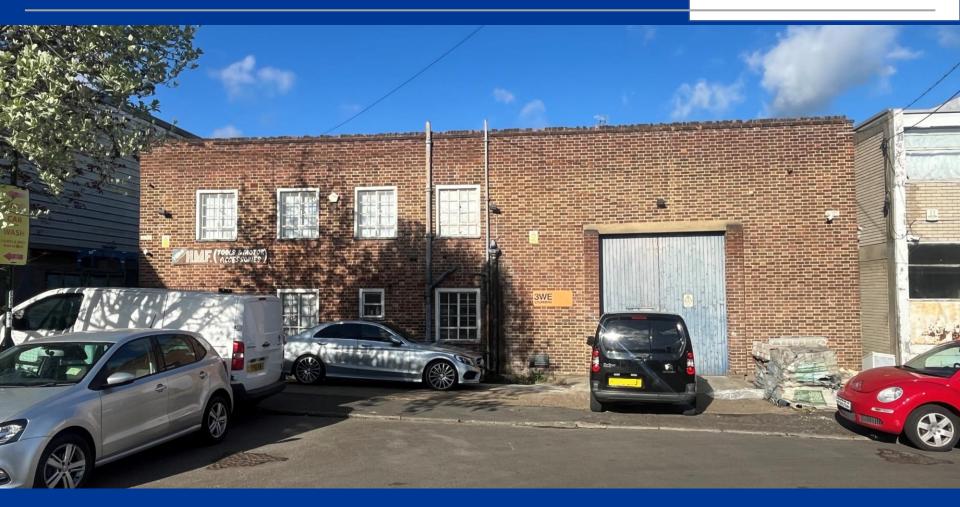
FREEHOLD INDUSTRIAL UNIT FOR SALE





MARKET ROAD, RICHMOND TW9 4LZ



- Detached two bay warehouse situated in a desirable location in North Sheen/Richmond
- Currently utilised as storage with two storey offices
- Loading access and parking for approx. five vehicles
- Potential for redevelopment or alternative uses (STPP)
- Floor Area: 3,277 sq ft (304.31 sq m)
- Site Area: 0.123 acres (0.049 Ha)
- Offers invited for the freehold interests





LOCATION

The property is situated on the west side of Market Road in Richmond.

Richmond is an affluent area in West London situated on the banks of the River Thames, with Kew to the north, Mortlake to the east and Richmond Park to the south.

Market Road is an established industrial area with direct access onto the Lower Richmond Road (A316) providing good road links into Central London and to the M3, M4 and M25.

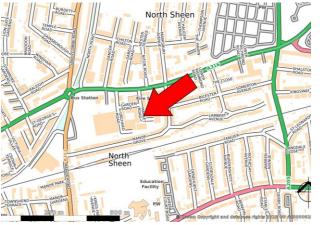
North Sheen railway station is 250m to the south-west of the property providing regular South Western railway services into Central London, with Richmond station one mile to the west providing further rail, tube and tram services, in addition to local bus services.

DESCRIPTION

The property comprises a traditional 1950s twin bay industrial unit of solid brick/steel truss construction, with brick elevations underneath a pitched roof with roof lights and two storey office content.

Internally the property provides ground floor warehouse accommodation with vehicular loading access. There is two storey office accommodation to the front of the unit, with ancillary WCs.

There is a small yard to the front of the property providing loading access and car parking for approximately five vehicles.











ACCOMMODATION

The property provides the following approximate accommodation:

ACCOMMODATION	Sq M	Sq Ft
Ground Warehouse	252.09	2,714
Ground Floor Offices	26.19	282
First Floor Offices	26.19	282
Total	304.48	3,277

TENURE

The property is held across two freehold titles.

Title Nos. SY97707 & SY170564.

USE CLASS

We understand that the Use Class is B2/B8. Interested parties are to make their own enquiries with the Local Authority.

BUSINESS RATES

The rateable value of the property is:

Address	Rateable Value
Hamilton Motor factors Ltd, Market road, Richmond, Surrey TW9 4LZ	£33,500

TERMS

The property is offered with vacant possession.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

All prices are quoted exclusive of VAT.

EPC

G (204)

GUIDE PRICE

OIEO £1,000,000

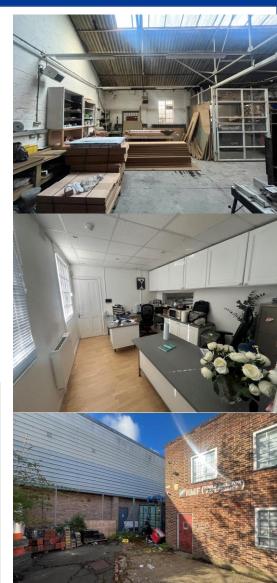
CONTACTS:

For further information or to arrange a viewing please contact:

Anthony Hart 07513 822 654 ahart@hilcoglobaladvisors.co.uk

Will Garrood 07720 160 361

wgarrood@hilcoglobaladvisors.co.uk



Misrepresentation Act - Hilco Global Real Estate Advisory is a department of Hilco Valuation Services. Hilco Valuation Services gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Hilco Valuation Services has any authority to make any representation or warranty whatsoever in relation to this property. Hilco Valuation Services is the trading name of Hilco Appraisal Limited incorporated in England and Wales with registered number 04703331. Its registered office is 99 Gresham Street, London ECV TNG. Subject to contract.