

FREEHOLD INVESTMENT / DEVELOPMENT OPPORTUNITY FOR SALE



Summary

- Investment / Development Opportunity in a prime position in Richmond Town Centre
- Freehold Landmark Building
- Income producing with asset management potential
- Suitable for alternatives uses, subject to the necessary consents

THE VESTRY HOUSE

21-23 PARADISE ROAD

RICHMOND

TW9 1SA

DESCRIPTION

The property is a two-storey, detached, red-brick building located prominently in the heart of Richmond and comprises the former purpose-built Petty Sessions / Magistrates' Courthouse, designed by architect W.J. Ansell, opened in 1896.

Arranged over ground and first floors the building also benefits from basement storage. The specification is a mix of cellular and open plan spaces, WC's and kitchen areas, with central heating and supplementary comfort cooling.

The property is not listed however is a Building of Townscape Merit and located within a conservation area.

LOCATION

The premises are located in a prominent position on Paradise Road, in the heart of Richmond Town Centre.

Richmond has excellent transport communications. It is located on the A316 with access to the M3 and in turn the M25; the A4, M4 and A3 are a short distance away. Heathrow Airport is 9 miles to the West of Richmond.

Richmond Station is only a short walk away from the premises offering train services to London Waterloo and provides access to the District Line as well as London overground services to Stratford via Willesden Junction and Highbury & Islington.

FLOOR AREAS

We are advised the property has the following approximate Gross Internal Floor Areas.

Floor	sq ft
1 st	2,567
Ground	3,146
Total	5,713

TENANCY

The property is currently let to four tenants at a total rent of £76,400 per annum exclusive. A tenancy schedule is available upon request.

PRICE

Upon Application.

EPC

Available upon request.

COSTS

Each party to be responsible for their own legal and other costs associated with the transaction.

VIEWING

Strictly by appointment through the sole selling agent.

For further information please contact:

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Clare Lane

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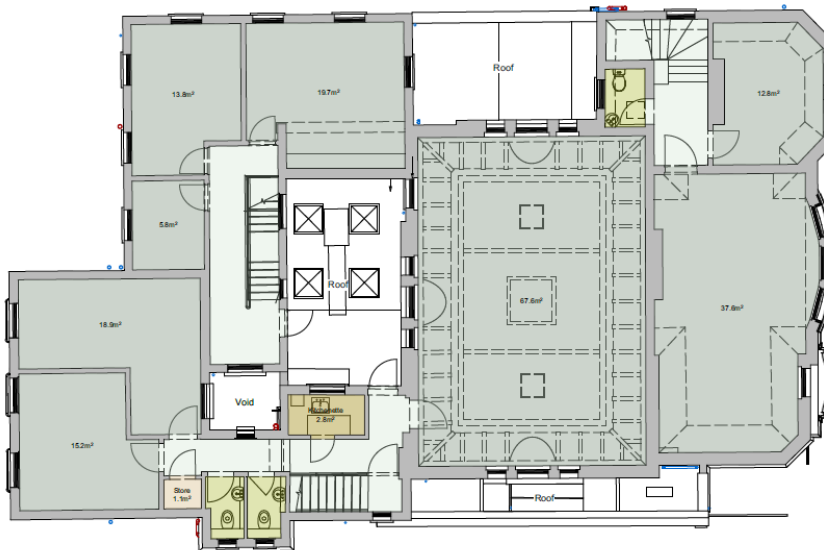
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Ground Floor



First Floor



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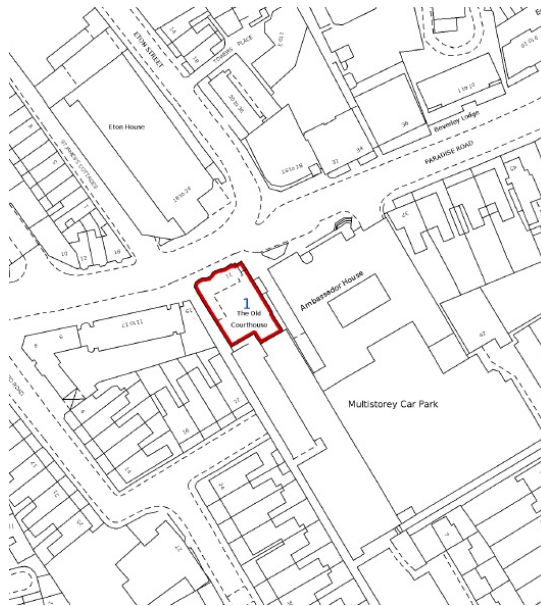
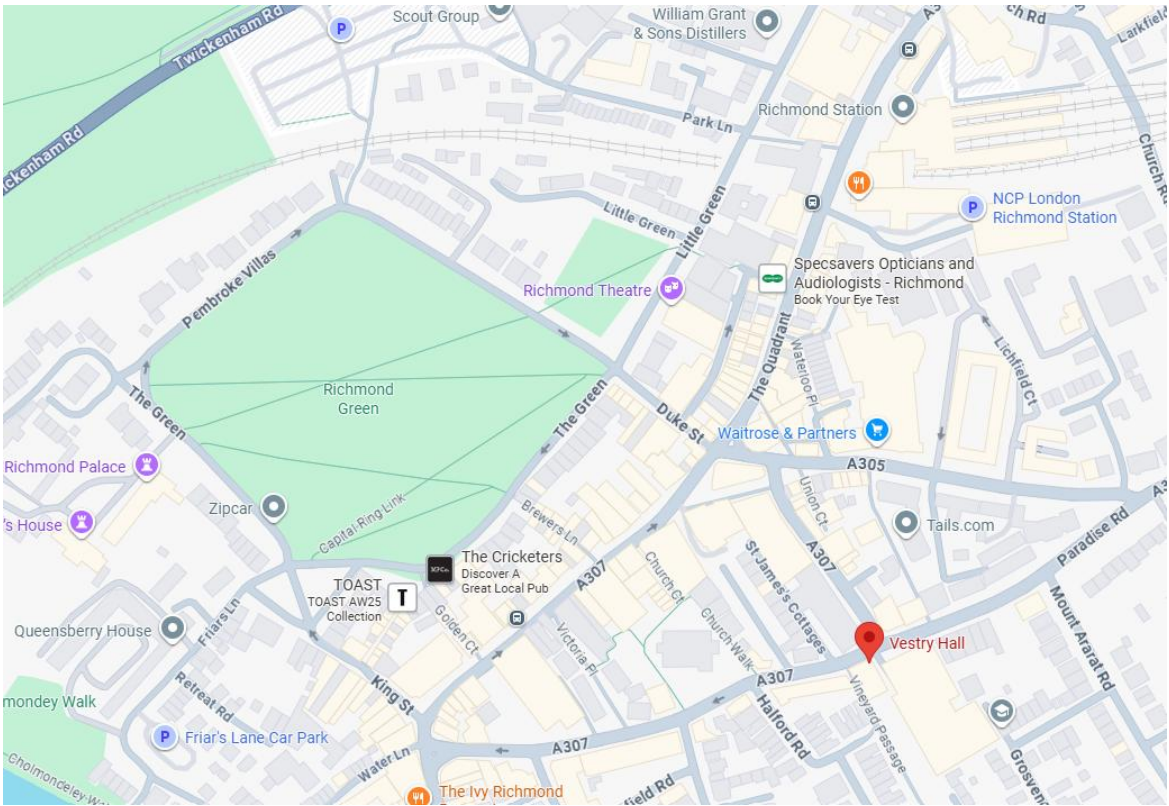
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For illustrative purposes only and not to scale.

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