



1-3 The Parade
Hampton Hill, TW12 1JW

**South west London freehold
development site for sale
with vacant possession**

0.05 Acres
(0.02 Hectares)

- Prominent town centre development opportunity in affluent south west London location
- New to market
- Currently configured as three retail units
- Suit range of uses subject to consent
- Seeking sale on unconditional basis
- 0.045 acres in centre of Hampton Hill

1-3 The Parade, Hampton Hill, TW12 1JW

Summary

Available Size	0.05 Acres
Price	Offers in excess of £1,000,000
Rateable Value	£34,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This property is brought to market for the first time in many years, offering a blank sheet development opportunity, suitable for commercial and residential uses (subject to consents).

It is currently configured to provide three retail units, formerly utilised as a mix of retail/office (taxi office) and fast food takeaway.

Two indicative schemes have been designed, but to date there have been no discussions with the local planning authority.

Location

Located in the heart of Hampton Hill, on the north side of Hampton Road, 20m east of its junction with High Street.

Teddington is half a mile to the east, Twickenham 1 mile to the north. Kingston, Richmond, Hounslow are all within a short travel distance. Heathrow Airport and the M3 motorway and also nearby.

Terms

The property is available for sale on a private treaty basis.

Offers in excess of £1 million are sought on an unconditional basis.

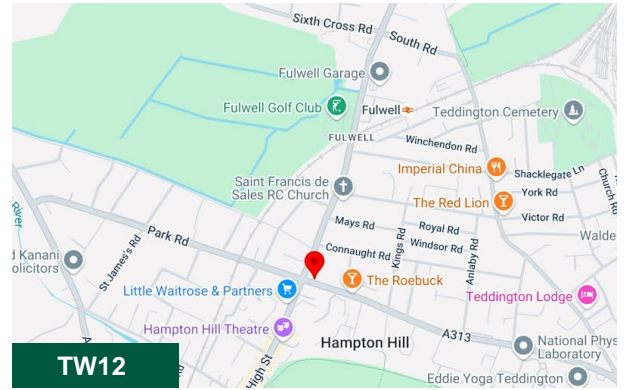
Interested parties should submit their bid, together with their proof of funding, proposed timing, and any conditions attached to their offer.

Anti-Money Laundering Regulations

Purchasers will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted on any property that we are marketing.

Viewings

Strictly by arrangement with Whitman & Co Commercial.



Viewing & Further Information



Jeremy Day FRICS

020 8747 8800 | 07966 810030

jd@whitmanandco.com



