



## 29 - 31 HIGH STREET, KINGSTON UPON THAMES KT1 4DA

### Summary

- Mixed-use freehold comprising 2 x retail units, warehouses and dilapidated buildings / garages totalling approximately 8,150ft<sup>2</sup> situated on a site of 0.24 acres
- Planning permission for demolition of the existing buildings and creation of 8 x residential apartments (5 x 1 bed, 2 x 2 bed and 1 x 3 bed) and 5,807ft<sup>2</sup> of commercial space
- Located within the affluent area of Kingston upon Thames
- Offers invited in excess of £1,100,000 for the freehold interest

### Description

The existing property comprises 2 x adjoining retail units with upper parts and a rear light industrial / warehouse unit which was previously occupied by the vendor.

There is also a rear car park with up to 8 vehicles with single storey buildings and garages located at the back of the car park which are currently vacant and dilapidated.

The total size of the existing buildings extend to approximately 8,150ft<sup>2</sup> with the total site area extending to 0.24 acres.

### Location

The property is located along the High Street, Hampton Wick, within Kingston upon Thames.

Bushy Park and Hampton Court Palace are located within walking distance of the property, providing 219 acres of public open space.

The nearest station to the property is Hampton Wick, which is located 0.2 miles from the property, providing frequent services into London Waterloo in 35 minutes. 0.6 miles from the property, Kingston Station provides regular services to London Waterloo every 6 minutes.



Approved Accommodation Schedule Commercial				
Unit	Floor	Description	GIA m <sup>2</sup>	GIA ft <sup>2</sup>
1	Basement	Commercial	135.3	1,456.4
2	Ground		233.4	2,512.3
3			76	818.1
4			94.8	1,020.4
<b>Commercial Total</b>			<b>539.5</b>	<b>5,807.1</b>
Residential				
1	First & Second	1 Bedroom 2 Person Duplex	58.7	631.8
2		1 Bedroom 2 Person Duplex	58.7	631.8
3		2 Bedroom 4 Person Duplex	85.7	922.5
4	First	1 Bedroom 2 Person Flat	50	538.2
5		1 Bedroom 2 Person Flat	50	538.2
6		3 Bedroom 5 Person Flat	110.2	1,186.2
7	Second	1 Bedroom 2 Person Flat	53.8	579.1
8		2 Bedroom 3 Person Flat	61	656.6
<b>Residential Total</b>			<b>528.1</b>	<b>5,684.4</b>

### Planning and Development Potential

Planning permission was granted (reference 21/0586/FUL) on 9th November 2023 for the demolition of the existing buildings and creation of 8 x residential apartments (5 x 1 bed, 2 x 2 bed and 1 x 3 bed) and 5,807ft<sup>2</sup> of commercial space.

The planning permission is subject to affordable housing contribution of £85,576 and a CIL payment of £283,529.06.

Now that the principle of redevelopment has been established, the site may offer potential for alternative uses or increasing upon the density of the approved scheme subject to obtaining the necessary consents.



### Tenancy

29 High Street is currently let to Showprint at a passing rent of £15,500pa until 30th June 2029, the lease is subject to a rolling mutual break clause from 1st July 2025 subject to either party serving 9 months written notice.

30 High Street is currently let to Kingston Laser Clinic at a passing rent of £12,000pa until 31st January 2029, the lease is subject to a rolling mutual break clause subject to either party serving 3 months written notice.

Both leases are currently outside the protection of the Landlord and Tenant Act 1954 with the remainder of the buildings being vacant.

### Tenure

The property is being sold freehold with existing tenancies remaining in situ.

### Terms

Offers invited in excess of £1,100,000 for the freehold interest.

### VAT

We understand the property has not been elected for VAT.

### Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the point of agreeing Heads of Terms.

### Contact

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

**Jordan Oldfield** 020 7183 2529  
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