

FEATHERSTONE LEIGH

267 Sandycombe Road, Kew, Richmond, TW9 3LU
(Former cars sales site and premise with Sui-Generis Planning Use)

Freehold For Sale OIRO £1,850,000 – Lease Proposals may be considered



Area: 402.62 m² / 4,334 ft² / 0.0403 ha / 0.0995 acres
Site Width: 16.58 m / 54 ft / Width to building line: 15.87m / 52 ft

Held in a clean SPV* No VAT on the purchase or rent* Rare end-user opportunity

This site is potentially suitable for a variety of commercial uses, to include
E-class & F-class uses, subject to the necessary planning permission

LOCATION:

The property is located within a 5 minute walk from Kew Gardens Station and the busy village shopping centre. Kew is served by the London Underground District Line, with Kew Gardens Underground Station being one stop away from Richmond Mainline Station with access into Waterloo in less than 25 minutes. Local traders include independent coffee shops including Café Macarong, Gails, Starbucks, Tesco Express, Pizza Express, Lloyds Pharmacy, Tap on the Line, The Kew Gardens Hotel, & many others.

**DESCRIPTION:**

The existing building has not been in use for many years, having last been occupied as car sales offices with an ancillary workshop, falling within a sui-generis planning use class. Major works of repair, refurbishment and upgrade would be required to make the current building suitable for occupation and use.

As an alternative, subject to planning permission, a new building could be developed on-site, which might suit a variety of commercial uses, and possibly a mixed-use development incorporating both commercial use and residential.

BUSINESS RATES:

We have collated our information via VOA online.

RATEABLE VALUE WITH EFFECT 1st APRIL 2026: £36,000.00

BUSINESS RATES PAYABLE @ 43.2% = **£15,552**

All interested parties must make their own inquiries into the Business

Rates with local authorities which in this instance are Richmond upon Thames.

ENQUIRIES:

Enquiries are invited on either a freehold basis, or consideration may be given to leasing the property where proposals are potentially viable.

Guide Price: Freehold £1.85 million.

Lease: Existing building and forecourt: Guide £48,000 pax, (assumes property is in good repair), or:- new building, rent by agreement dependent upon size, specification, use, viability etc

Please contact sole agents Featherstone Leigh Commercial.

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