

DEVELOPMENT / INVESTMENT FOR SALE

28-46 CROMWELL RD, KINGSTON UPON THAMES KT2 6RN

SITE AREA: 0.464 ACRES APPROX.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



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- **KINGSTON TOWN CENTRE**
- **DEVELOPMENT OPPORTUNITY (STP)**
- **PROMINENT SITE WITH EXCELLENT FRONTAGE**
- **EXISTING HOSTEL, CHURCH, NURSERY AND 6 BEDROOM STUDENT FLAT**
- **TOTAL INCOME: £119,175 PA**
- **BASEMENT PARKING**

These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.



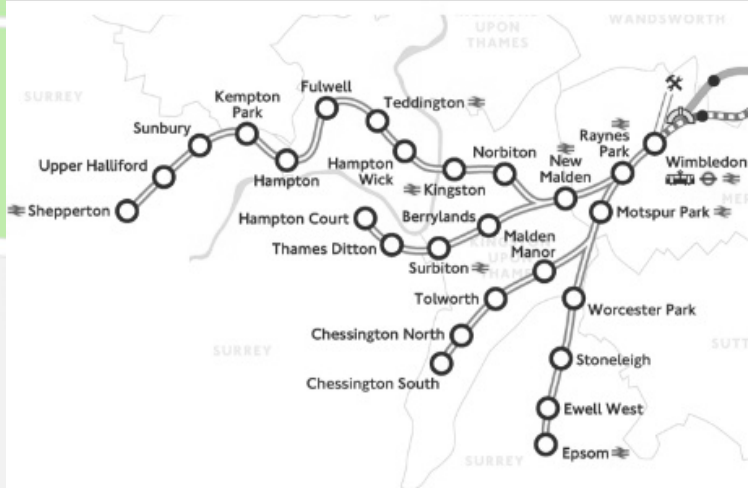
LOCATION

The site is situated on the south side of Cromwell Road, also known as the A307, which forms part of the Kingston one way system. Kingston upon Thames is an affluent commuter Town, positioned approximately 11 miles to the south west of Central London.

Kingston is well know for its retail and leisure offering with the benefit of being positioned on the banks of the River Thames and in close proximity to both Richmond Park and Bushy Park.

Kingston main line railway station is situated approximately 250 metres to the west of the site, providing regular services to London Waterloo in around 30 minutes. Kingston station is one of the stops on the proposed Crossrail 2 network which will offer improved connectivity for the town.

Crossrail 2 route (autumn 2015)



DESCRIPTION

The property comprises four distinct sections as follows:

Hostel

The hostel is situated centrally on the corner of the site and is arranged over 4 storeys to provide a staff / office area, 4 x 3 bedroom flats and 3 x 6 bedroom flats.

K2 Building

Situated to the west of the site, the ground and first floors of the K2 building are arranged as a children's day nursery with outside amenity space.

Student Flat

The student flat is situated on the second floor of the K2 building with its own self contained entrance. It provides 6 en-suite bedrooms, dining area, kitchen and living room.

Church Building

The Church is to the south of the site and comprises a basement break out space, ground floor worship area and a first floor hall.

There is a secure gated basement car park accessed off Hardman Road providing space for a total of 14 cars.





PLANNING

- No relevant planning history
- Royal Borough of Kingston upon Thames
- PTAL Level 6A

ACCOMMODATION

Approximate site area:
0.464 Acres (0.188 Hectares)

ENERGY PERFORMANCE RATING

K2 Building: B47
Flat: D62

TENURE

Freehold, subject to vacant possession of the Church and hostel buildings and the occupational tenancies on the K2 building and student flat. Please refer to the Tenancy section for a summary of the tenancies.

TENANCY SUMMARY

Address: Ground & First Floors, 28-38 Cromwell Road

Tenant: SR & MBAB Limited (Monkey Puzzle Nursery)

Term: 15 years from 13/03/2014

Rent £78,375 per annum

Reviews: Every 5th year, RPI linked

L&T Act: Protected tenancy under the 1954 Act

Parking: 5 Spaces in the underground car park

Address: Second Floor, 28-38 Cromwell Road

Tenant: St Marys University, Waldegrave Road, Twickenham, TW1 4SX

Term: 14 months from 25 May 2018

Rent £40,800 per annum



FLOOR AREAS

The properties comprise the following approximate gross internal areas:

Property	Est Sq M	Est Sq Ft
Church	567.9	6,113
K2	853.56	9,189
Hostel	446.14	4,803
TOTAL	1,867.59	20,105

Please note access was limited at the time of our measurement so purchasers will need to rely on their own measurement of the property:

PRICE

Unconditional offers are invited in the region of £6,000,000

METHOD OF SALE

The site will be sold by way of informal tender (unless sold prior).

VAT

We have been advised that the properties are not elected for VAT.

VIEWING

Strictly by appointment through Sole Agents.

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