

GRENA ROAD

NORTH SHEEN RICHMOND TW9 1XS

FREEHOLD NURSERY WITH VACANT POSSESSION

SUMMARY

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- Freehold property with development potential (STPP)
- Former nursery
- Potential development opportunity for a variety of uses (STPP)
- Currently comprising 7,286 sq ft (749.9 sq m) NIA on two floors
- 12,733 sq ft (1,109.9 sq m) GIA
- **Guide price of £2.7m**



FREEHOLD NURSERY WITH VACANT POSSESSION

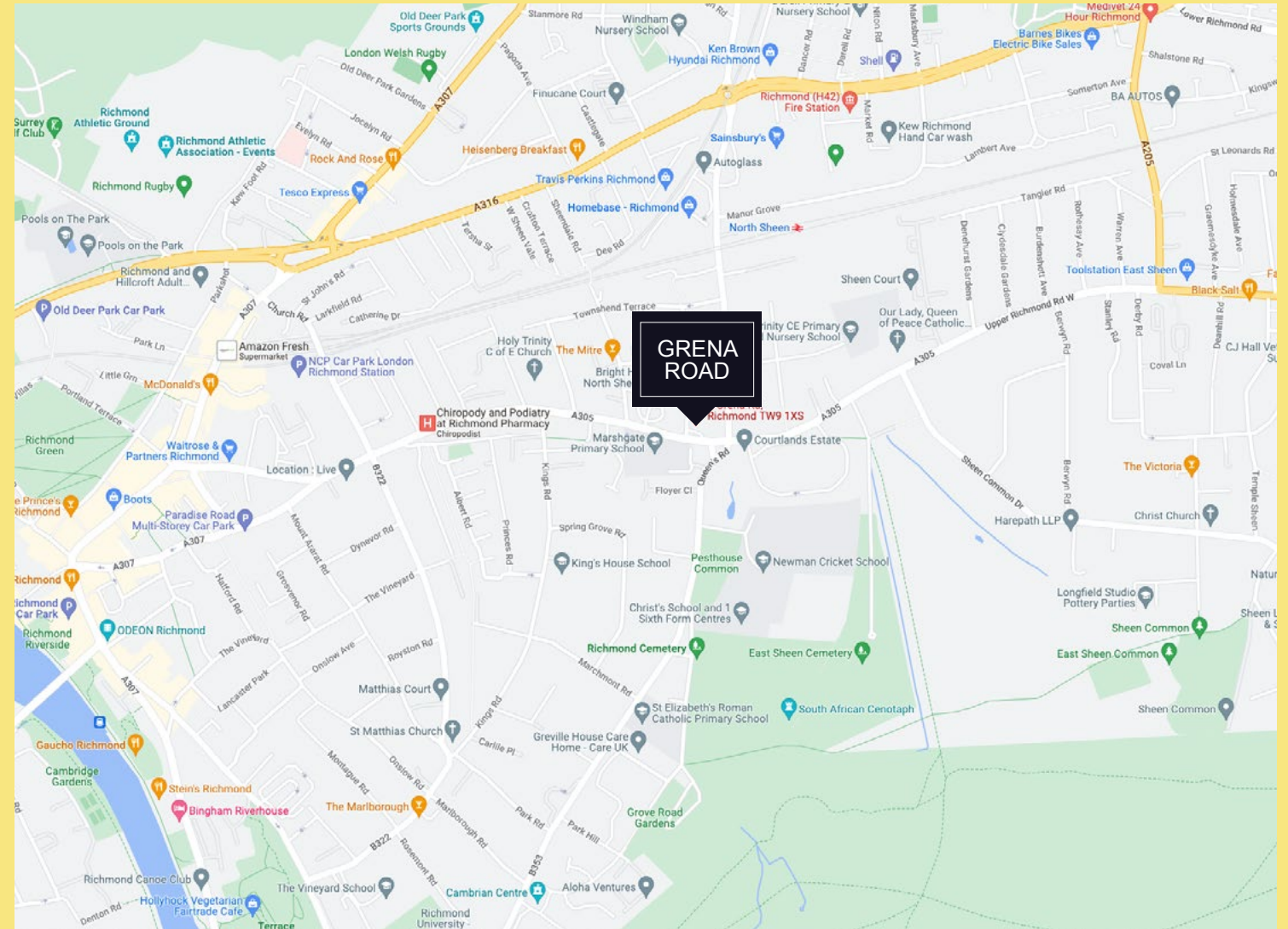
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LOCATION

The property is located in Grena Road, North Sheen, next to the Richmond Indoor Bowls Club. The property is set within the affluent London Borough of Richmond upon Thames

North Sheen Railway Station is a few moments away and provides easy access to the A316.



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DESCRIPTION & TENURE



DESCRIPTION

The property comprises a two storey building which has recently been used as a day nursery.

The existing ground floor offers 4,258 sq ft (468.6 sq m) of Net Internal Space with the first floor coming 3,027.8 sq ft (281.3 sq m).

TENURE

The property is freehold with vacant possession.

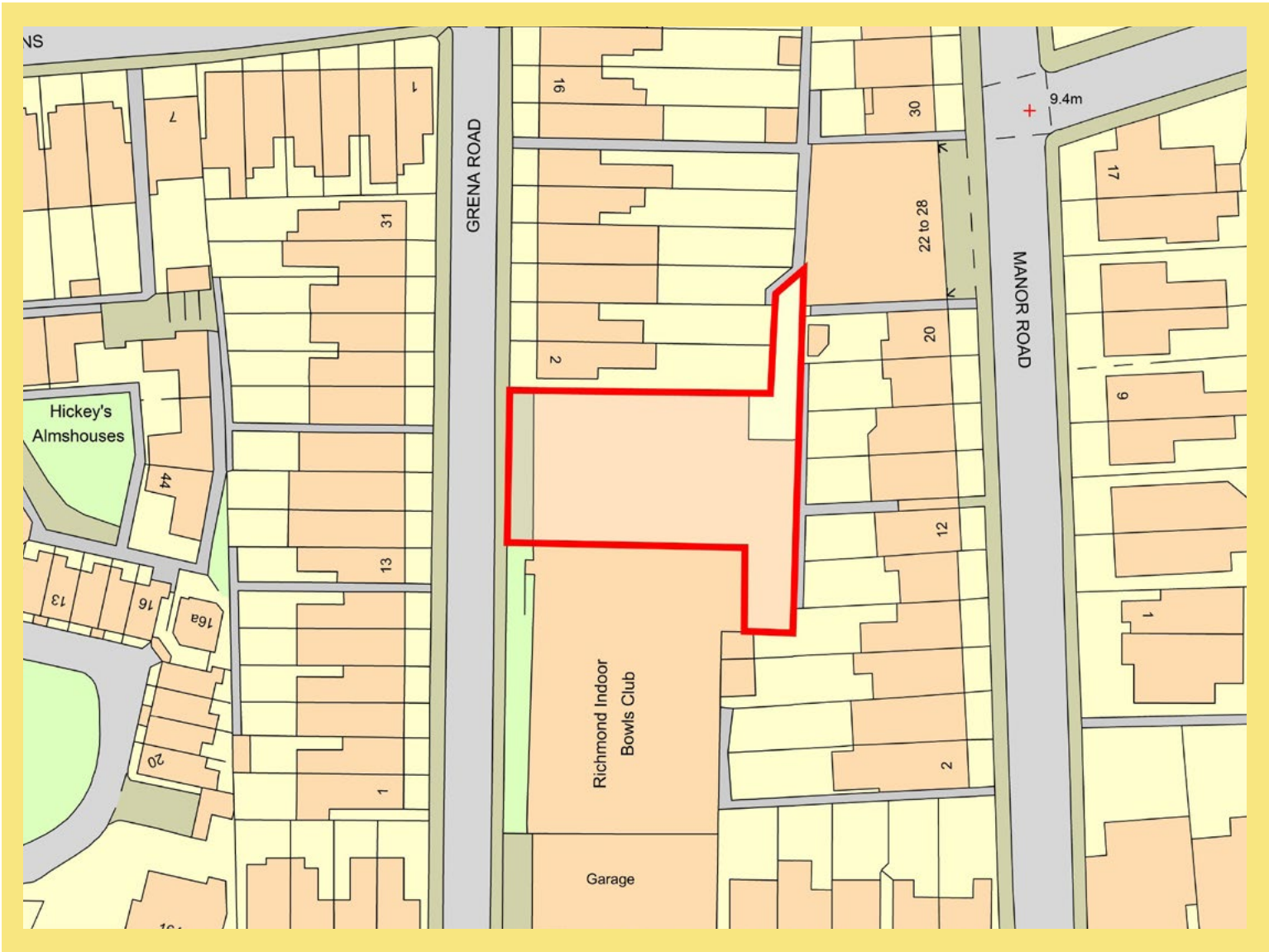
PLANNING

PLANNING

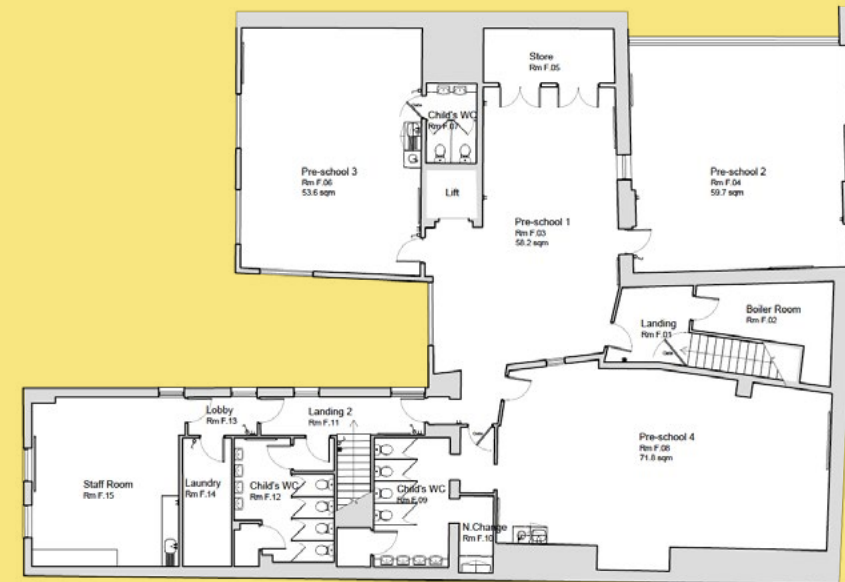
The property has been used as a nursery by Bright Horizons over recent years.

The property is not in a Conservation Area nor is it Listed.

No planning application has been made. We consider the property would be well suited to a variety of uses.



ACCOMMODATION



AREA	NIA		GIA	
	Sq Ft	Sq M	Sq Ft	Sq M
Ground Floor	4,258.2	468.6	7,688.6	714.3
First Floor	3,027	281.3	5,043.9	395.6
TOTAL	7,286	749.9	12,723.5	1,109.9



EPC

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BUSINESS RATES

The Rateable Value of the property is £152,000. We would advise you to check this with the local authority

VAT

The building is not elected for VAT.

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[CONTACT](#)



PROPOSAL

Unconditional offers at a guide price of **£2.7m** are invited for the freehold interest with vacant possession. Any offer will be subject to Anti Money Laundering checks.

CONTACT

For further information, or to arrange a viewing, please contact a member of the team below:



THORNBURY
REAL ESTATE

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