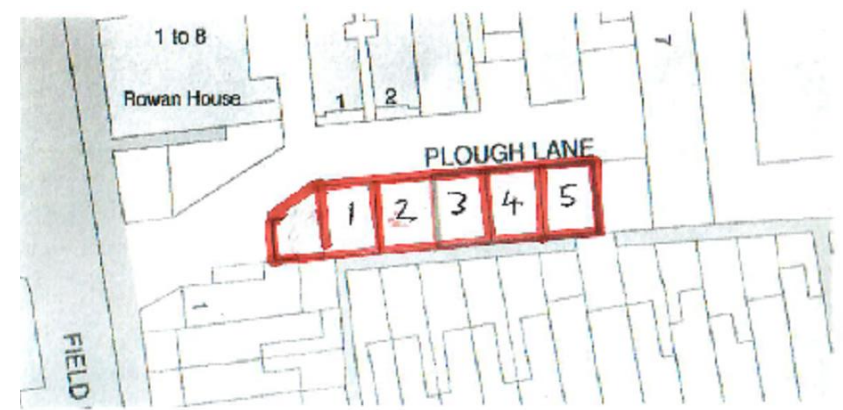


UNITS 1-5 PLOUGH LANE TEDDINGTON TW11 9BN

**UNIQUE REDEVELOPMENT OPPORTUNITY WITH
COMMERCIAL AND RESIDENTIAL OPTIONS**

LOCATION:

Teddington is a highly affluent town with a diverse combination of national and local retailers. Located approximately 9 miles southwest of Central London it has excellent communications, being adjacent to A316, M3 and M4. Heathrow Airport is only 9 miles to the west. Teddington mainline provides a fast service to London Waterloo (21 mins). Plough Lane is located off Teddington High Street approximately 4 minutes' walk from the station.



“Teddington is one of the most affluent London commuter towns in South-West London”

“It’s excellent range of primary and secondary schools, access to parks and the River Thames and regular trains to London make it a highly desirable destination”

DESCRIPTION:

The site comprises a terrace of five x self-contained units. Units 3-5 have been completely rebuilt to shell condition with brick finished elevations.

Unit 2 is an original two storey unit in need of full refurbishment or rebuild.

Unit 1 is a single storey building with a yard, in need of full refurbishment or rebuild.

ACCOMMODATION / PLANNING STATUS:

UNIT	FLOOR	SQ M	SQ FT	CURRENT PLANNING STATUS
1	Existing Ground	35	375	Residential Studio 17/3402/GPD16 (granted 2017) 2 Bed House 21/1288/FUL (in progress)
	Proposed Ground / First	70	750	
2	Ground First	78	839	B8 Storage (New Residential Application ready to submit)
3	Ground First	69.9	753	Class E(g) Light Ind 22/2935/FUL
4	Ground First	69.9	753	Class E(g) Light Ind (22/2935/FUL)
5	Ground First	69.9	753	Class E(g) Light Ind (22/2935/FUL)

(see Planning Note for full site history)



TENURE:
Freehold

POSSESSION:
Vacant Possession

VAT:
Vat is not applicable.

EPC:
Available on Request

RATES:
Not listed

ARTICLE 4:

The property is not in an Article 4 Area and therefore amenable to permitted development to change of use to residential C3 under Class M A subject to the usual provisions.

DEVELOPMENT POTENTIAL:

The site offers scope either as commercial units, residential housing or mixed use. The demand for new, attractively priced residential housing in this prime location is extremely high and a well finished project would have an estimated GDV of £3m, based on £800 per sq ft.

Units 3-5 have been fitted out to shell and core and could be finished to provide Class E(g) accommodation; light industrial remains in constant demand from local businesses due to a shortage of good quality accommodation.

PRICE:

Offers invited

CONTACT:

Andy Shaw
07498 854767 ashaw@stirlingshaw.co.uk

Russell Mann
Featherstone Leigh
07775 602553 rmann@featherstoneleigh.co.uk



Misrepresentation Act 1967 – Stirling Shaw Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Stirling Shaw Ltd has any authority to make any representation or warranty whatsoever in relation to this property.
Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.
4. All information and correspondence is Subject To Contract