

**RARE OPPORTUNITY
WELL LOCATED F1 PROPERTY
FREEHOLD FOR SALE
POTENTIAL DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING**

**WRIGHT
&
PARTNERS**

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Location

Kingston upon Thames is strategically located 9 miles south east from Heathrow Airport and 11 miles south west of central London.

The rail and other transport links serving the town are excellent and the nearby A3 dual carriageway connects central London to the south coast via Surrey and Hampshire. The M3, M23 and M25 motorways are also in close proximity, with fast interchange to the wider national motorway network

Situation

The property is situated on the corner of Penrhyn Road and Woodbines Avenue, a short distance from the town centre and Kingston's various amenities. Penryhn Road is a major traffic route through the town centre.

The property is situated opposite Kingston University's campus and is adjacent to the former Surrey County Hall complex which is in the process of being redeveloped by London Square

Description

The property comprises a modern single storey detached, purpose-built church building constructed in the early 1990s of brick under a slate tile pitched roof. The building extends to a gross internal floor area of approximately 4,142 sq ft (384.78 sq m) which sits on a site of marginally less than a quarter of an acre.

Planning

The property is categorised as a Place of Worship which falls under the former D1 (non-residential institutional) planning use. As from 1st September 2020, this use, together with educational establishments, museums, galleries and other exhibition facilities has been categorised under the planning use Class F1.

Subject to the necessary planning, and other, consents, the site may be suitable for redevelopment for medical, residential or commercial use.

Tenure

Freehold with vacant possession.

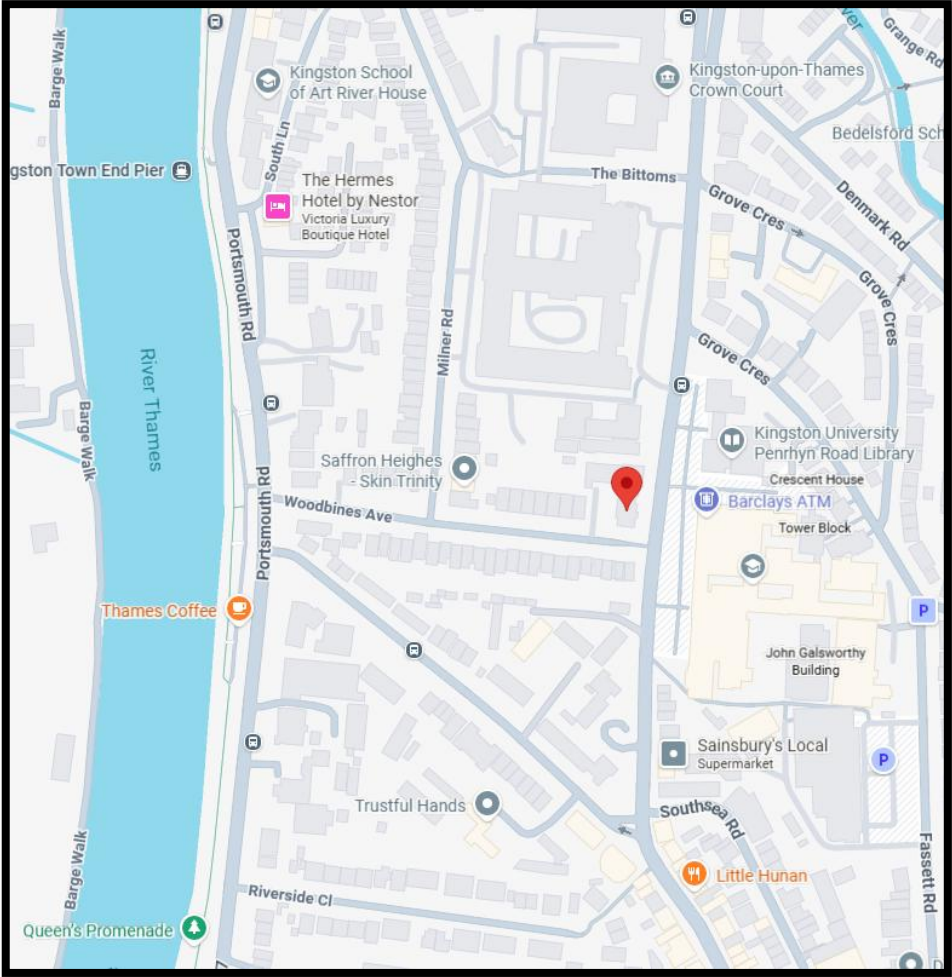
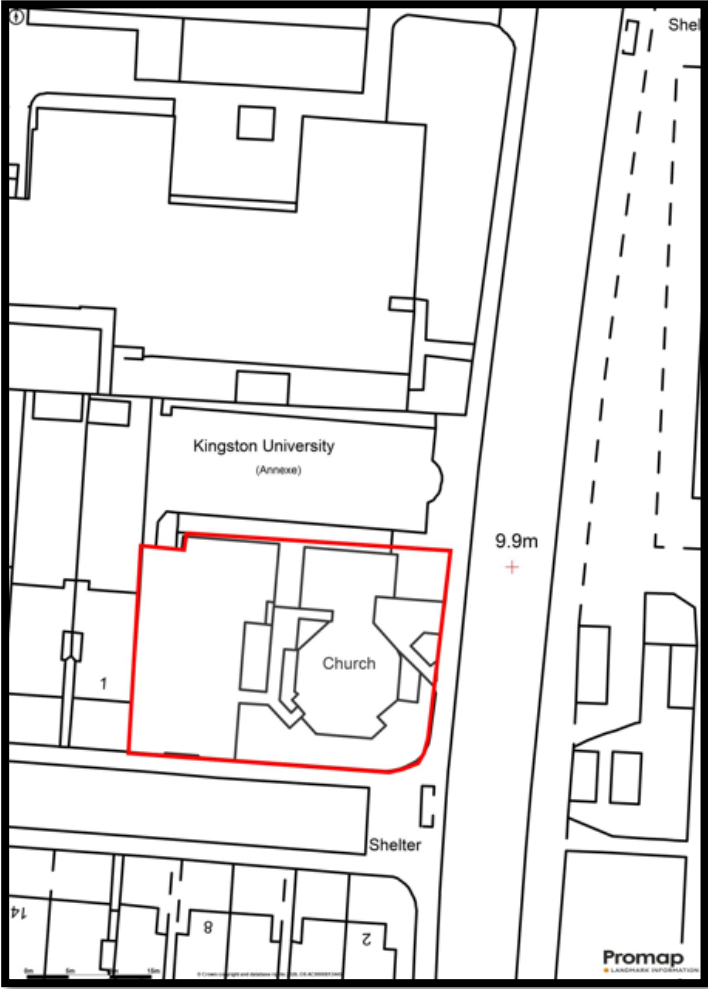
Price

Upon application.

Contact

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Misrepresentation Act: These details are intended to give a fair description of the property and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All measurements are approximate and no responsibility is taken for any error or omission. These details do not constitute part of an offer or contract.