

LOT
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2A Talbot Road,
Isleworth TW7 7HH

Guide Price: £475,000*



For illustration purposes only



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FORMER OFFICE BUILDING WITH PLANNING GRANTED TO CREATE A LIVE WORK BUILDING

This rarely available development opportunity in the heart of St Margarets is offered for sale with full vacant possession. Talbot Road is situated off the A3004 St Margarets Road close to local shops and bus connections. The centres of Richmond, Twickenham and Isleworth are all within reach by bus with their shopping facilities and onward travel connections. Good road links serve the area including the M3 & M4 motorway. The unit is situated at the corner of the road backing onto premises on St Margarets Road and has been granted planning permission under reference 17/1371/FUL for Change of use from B1(a) business use into a live/work (C3/B1 mixed use) unit and a variation, ref 17/2764/VRC has been agreed and the approval due to be issued before the 13th Oct. A further application 17/2770/FUL is in progress to extend the first floor. The site will be of interest to developers, investors and especially to owner/occupiers with the potential savings in CIL & stamp duty etc that can be gained. We understand that building regulations have been submitted and conditionally approved. We also understand that a schedule of works and build costs have been prepared. This is an exciting and rare opportunity to create a

stunning contemporary family home in a very desirable area. Currently there are no restrictions on parking on the street, but should these be enforced the property comes with the allocation of one parking permit. The drawings and costings referred to are available in the information pack.

ACCOMMODATION

Existing office building on site area of approximately 1291sq st

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Richmond 0208 891 1411

There is no rating listed on the VOA

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN