

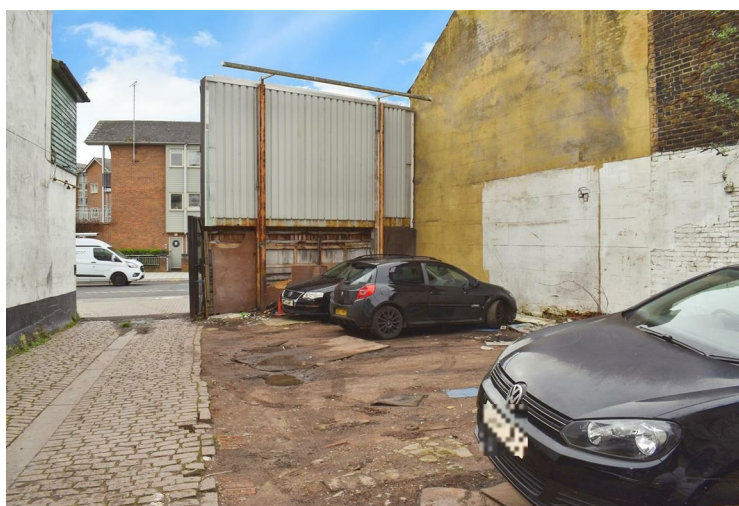


# QUILLIAM

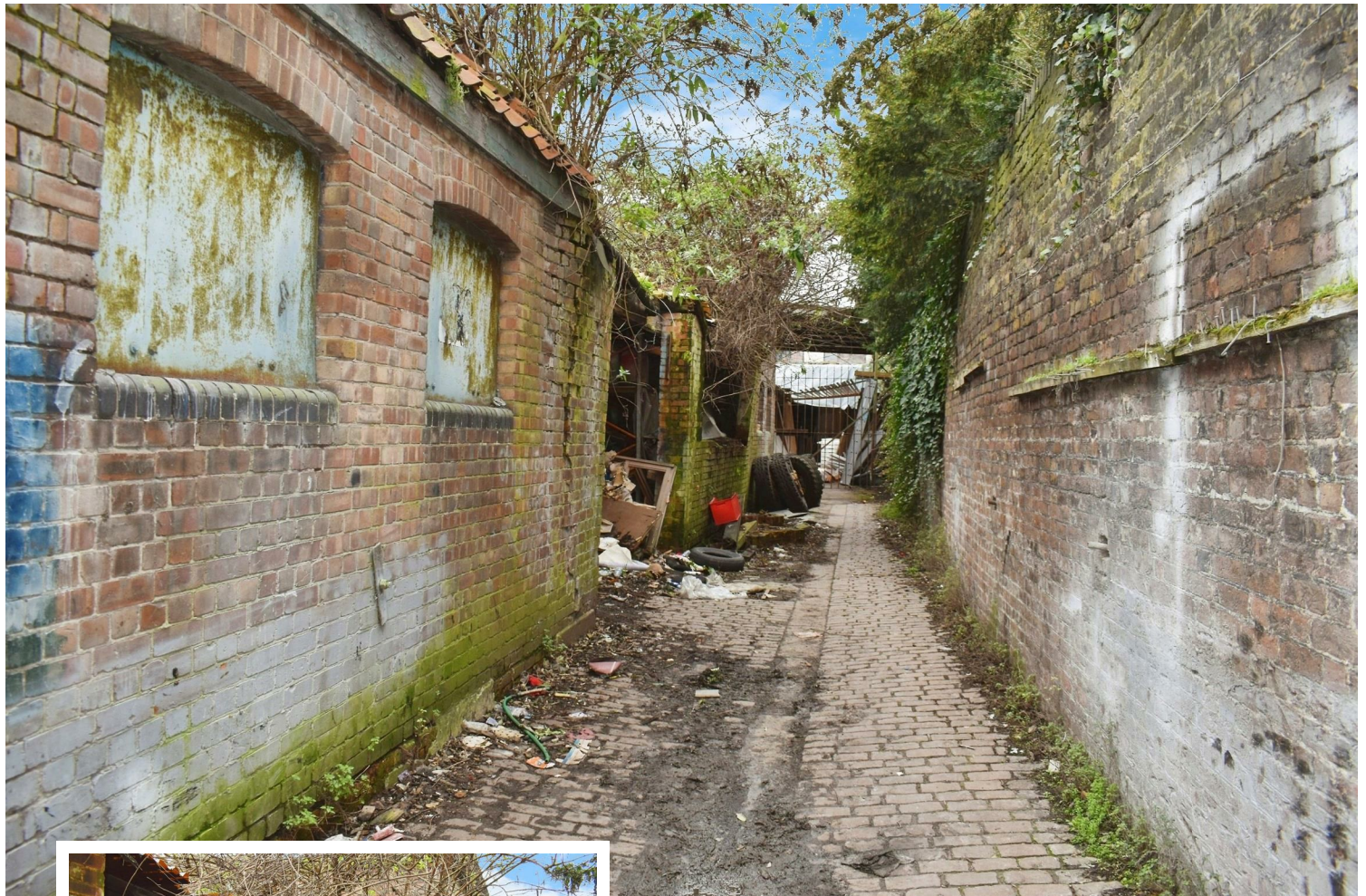
## High Street Brentford

- Development Opportunity
- Brentford High Street
- Land to The North
- Five Parcels of Land
- Potential for Another Two
- 907 sq metres
- Close to The River Thames
- Good Location
- Phone for More Details
- Viewings Appointment Only

**£3,000,000**







## Property Description

Close to the River Thames the site is well located between the Musical Museum and the London Museum of Steam and Water to the east end of Brentford High Street, merging with Kew Bridge Road. The site is opposite Victoria Steps Quay, on the North Bank of the River Thames. Along this stretch of the High Street are various good riverside developments including St George's prestigious Kew Bridge mixed-use waterside project.

To the rear of the site is Heritage Walk, an award-winning landscaped development of luxury apartment built by St James in 2015.

Kew Bridge is a short walk offering riverside walks including the desirable Strand on the Green. Chiswick High Road is within easy reach.

Brentford has been undergoing a massive regeneration in recent years including the new Brentford FC football ground at Kew Bridge surrounded by Verdo, a development of apartments built by Eco World London still undergoing construction.

The South Side of Brentford High Street, the Brentford Project is currently under construction and will provide a new town centre with lanes leading down to the waterfront. The development includes shops, supermarket, bars and restaurants, boutique cinema, all with residential above.

A well-located freehold investment / development opportunity in Brentford. The site comprises five parcels of land under five titles and are to be sold as one transaction.

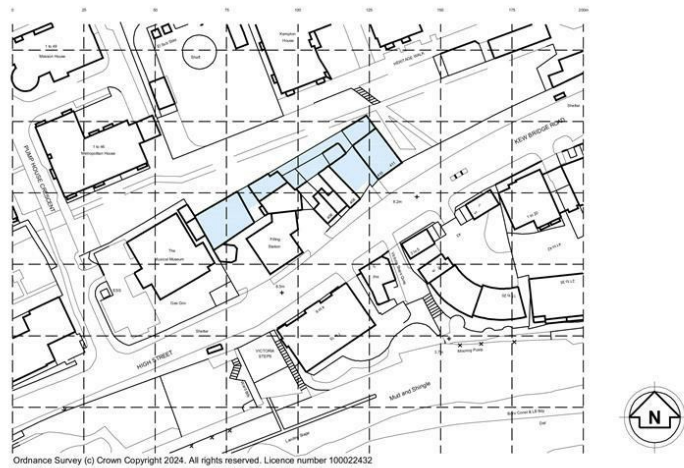
Number 410-411 comprises on the ground floor, an open plan shop with double frontage of approximately 34 ft and a depth of approximately 32ft, being a net internal area of approximately 1,000 sq ft. There is a rear ground floor workshop and external staircase leading to an open plan residential flat at first floor and rear upper floor stores. The entire property is in a dilapidated condition and beyond economic repair.

There is an 'L' shaped access strip of land to the western boundary of number 410 being a cobbled access way leading to some dilapidated buildings to the rear of 406 to 409 Hi









#### LOCATION PLAN

Scale 1:1250 @ A4

IMPORTANT NOTE: Area calculations are derived from Ordnance Survey data. Actual area may differ.

#### LEGEND


 Titles: AGL 17630, AGL 367652, AGL 17628, AGL 58745, AGL 53479  
 AREA: 907.4m<sup>2</sup>

## Property Information



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements