



**Barge Dock, Kingston upon Thames**

# Barge Dock, Kingston upon Thames

Guide Price **£950,000** (Freehold)

## DESCRIPTION

An amazingly rare opportunity to own or operate a superbly sited restaurant that has planning consent to be constructed right on the River in the heart of Kingston upon Thames- the oldest Royal borough in the country.

## RIGHT ON THE WATER

- The site for the Riverside Restaurant is right on the water and customers will enjoy magnificent views both up and down stream from the elevated position the building will command.
- The design presently includes a secure wet dock that would provide an opportunity for a hospitality launch offering days out or mooring for customer's vessels whilst dining.
- The Freehold for the site also enjoys 100ft of frontage with Riparian rights for mooring alongside the restaurant.
- The site is adjacent to Thameside carpark and there is on street parking in the immediate vicinity for guests to park. Seven Kings Bentall's multi storey carparks are within a few hundred yards.

**KINGSTON-UPON-THAMES** is undergoing an extensive transformation. The oldest Royal Borough in the country has long been regarded as a highly desirable location for residents and businesses alike.

However, for the past few years the council has been actively encouraging inward investment on a significant scale, and has succeeded in attracting a substantial amount of new development that will provide thousands of new high quality homes, shops and offices.

Developments such as Kingston Heights, Kingston Riverside, the Royal Quarter, Thameside and Charter Quay will shortly be joined by Berkeley's Queenshurst and Post Office sites. There is also to be a comprehensive redevelopment of the Eden Walk shopping centre that will enhance Kingston's already lofty position as one of the UK's foremost retail destinations.

In addition, the town centre has extended its hospitality sector with the opening of a Premier Inn and a new Doubletree by Hilton hotel, less than two hundred metres from the Riverside Restaurant, on the corner of Down Hall Road and Skerne Road.



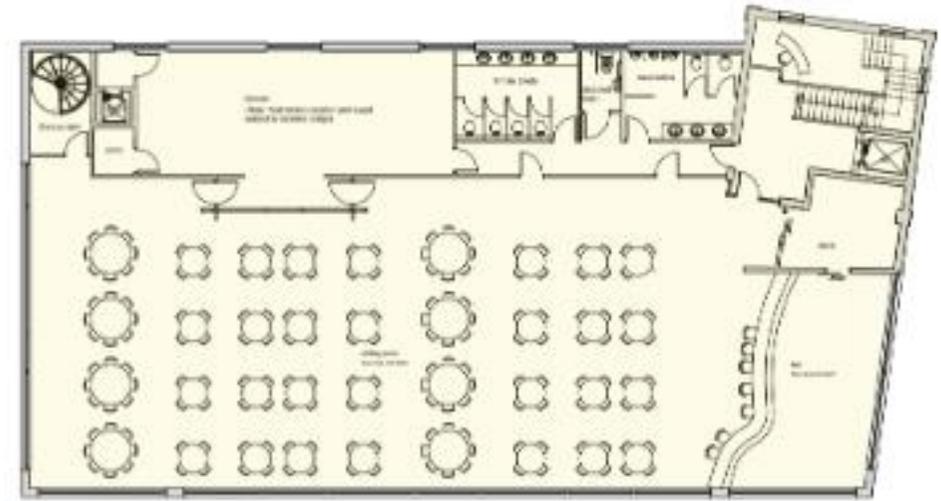
## PLANNING

Detailed planning consent was granted in 2012 for 'The erection of a boathouse' building comprising 821 square metres for use as a Restaurant/ Cafe on first floor with a ground floor reception, plantroom and alterations to mooring facilities. The consent has been implemented with the construction of the plant room that contains equipment to serve the award-winning water fed heat source pump system in the neighbouring Kingston Heights development.

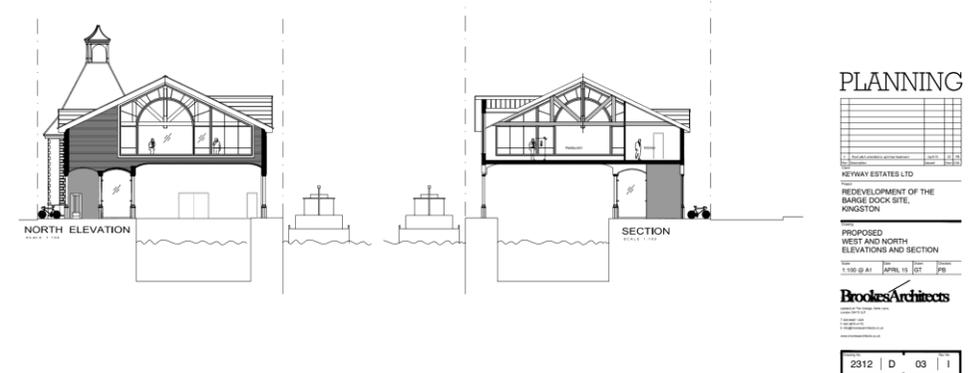
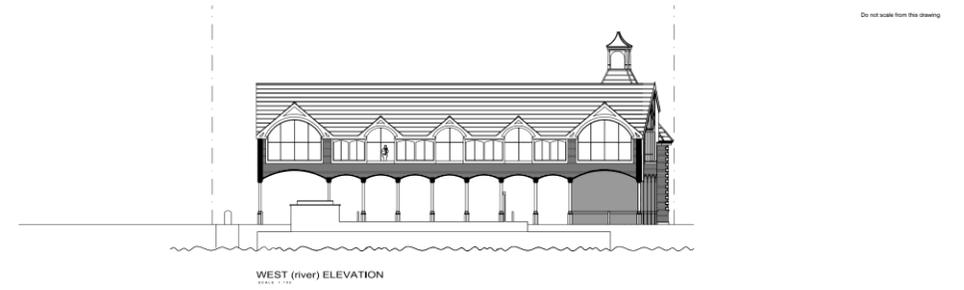
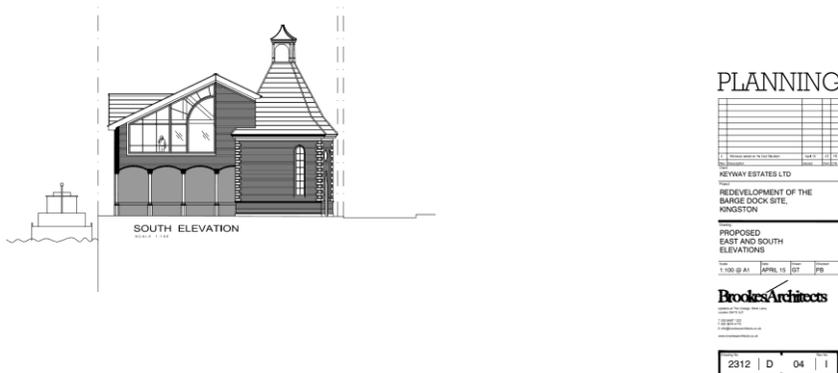
*Subject to the usual consents, there may be alternatives to a commercial premises with the possibility of a residential scheme.*

## AREAS (APPROXIMATE)

- Ground Floor (Entrance) -32 sq m (353 sq ft)
- First Floor -568 sq m (6116 sq ft)
- Ground floor covered dock area 416 sq m (4477 sq ft) of which mooring is 221 sq m (2389 sq ft)



**PLAN OF FIRST FLOOR RESTAURANT**



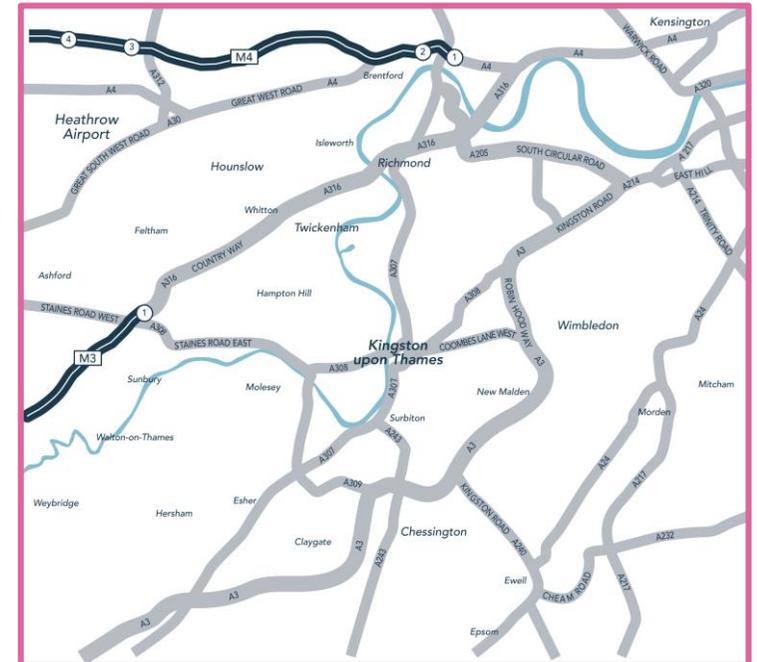
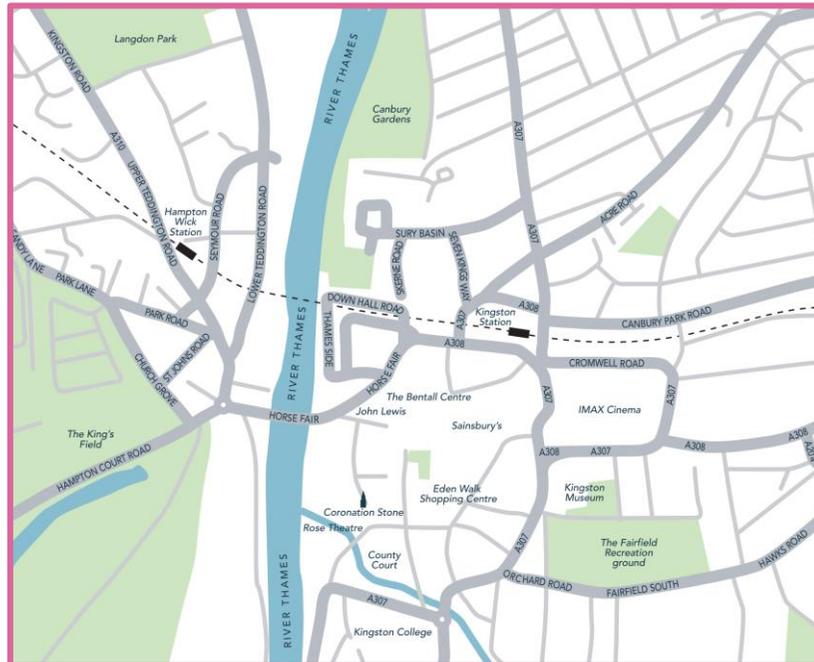


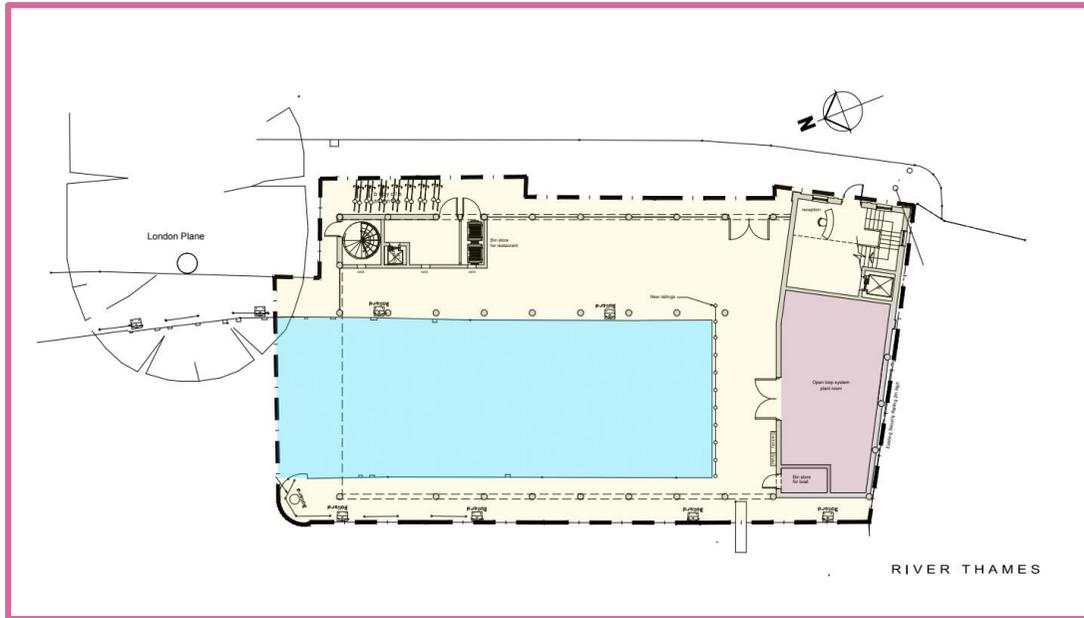
RESTAURANT ACCESS FROM THE ROAD, CGI



## DEMOGRAPHIC

- 20 million visitors a year
- £360 million annual tourism expenditure (LDA)
- Primary catchment population of 874,000
- £3 billion is the approximate turnover of the 7,500 businesses in the Borough
- 3rd best market potential of all retail centres in the UK after London and Edinburgh
- 12% increase in Kingston's population by 2022
- Ranked 17th best shopping centre in the UK and 3rd in London after the West End and Oxford Street
- 43% of shoppers combine their visit with another activity
- Thriving local student population in further and higher education at Kingston College and University
- 83% of total employment in Kingston is in the service sector of which 35% work in the financial business sector
- £35,796 is the average annual earnings of residents in the Borough, above the London average
- 25 minutes to London Waterloo from Kingston Station





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

**Absolute Homes**

01784 557 898 | info@absolute-homes.co.uk | absolute-homes.co.uk

**Water Side Residential**

Boldre House, Weston Green, Thames Ditton, Surrey KT7 0JP T 0208 398 9400