

***TVS PORTFOLIO SALE
RICHMOND HILL
RICHMOND***



EXECUTIVE SUMMARY:

On the instructions of Executors, we are delighted to present a unique opportunity to acquire the following four properties:



- 1) **2a The Vineyard, TW10 6AQ**
- Freehold
 - Ground Floor Office/Studio
 - Approximately 114 sqm (1,227 sqft)
 - In need of refurbishment
 - Potential to convert to residential (stp)
 - Vacant possession



- 2) **12 & 12a/12b Richmond Hill, TW10 6QX**
- Freehold
 - Ground Floor Retail Shop with garden
 - GF Approximately 41.02 sqm (441 sqft)
 - Self-contained 2 x Bed Flat on 1st/2nd Floor
 - Approximately 47 sqm (506 sqft)
 - In need of refurbishment
 - Vacant possession



- 3) **22a Richmond Hill, TW10 6QX**
- 250 year LLH
 - Self-contained 2 x Bed Flat on 1st/2nd Floor
 - Approximately 53.40 sqm (575 sqft)
 - In need of refurbishment
 - Vacant Possession



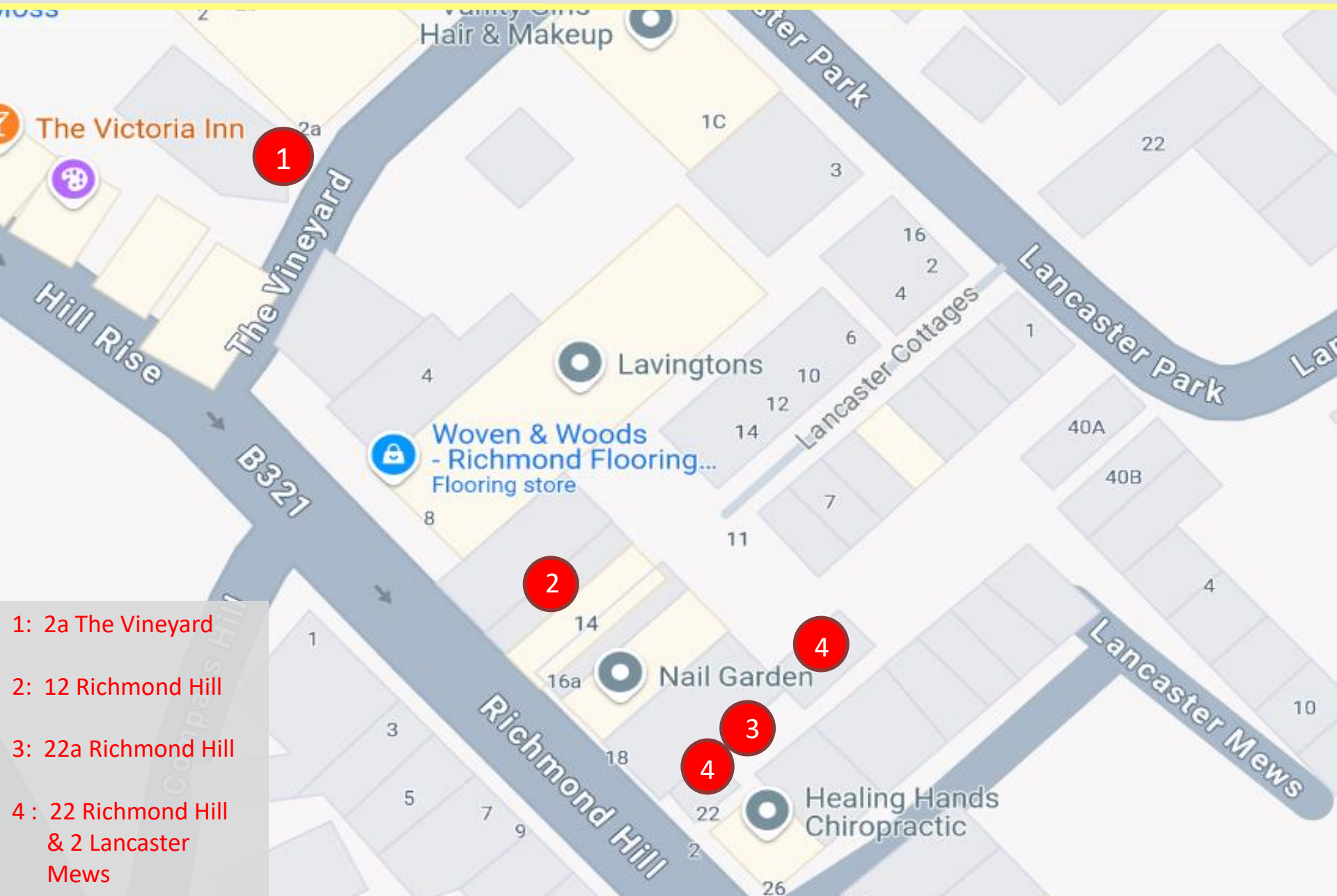
- 4) **22 Richmond Hill & 2 Lancaster Mews TW10 6QX**
- Freehold
 - Ground Floor Shop (uppers sold off)
 - Approximately 23.15 sqm (249 sqft)
 - In need of refurbishment
 - Vacant Possession



- Self-contained 2 x Bed House to the rear of 20 Richmond Hill
- Separate access from Lancaster Mews
- Courtyard Garden
- Approx 122.63 Sq m (1,320 Sqft)
- In need of refurbishment
- Vacant Possession

Sale Process:

The properties are to be offered as a portfolio or individual sales by private treaty and offers are to be submitted on the basis of informal tender.



1) 2a The VineYard, Richmond, [TW10 6AQ](#)

Description:

The property comprises a ground floor single story studio office. It benefits from sliding doors to the front, w/c and mezzanine storage.

Accommodation:

Ground Floor	Office	113.97 Sq M (1,227 Sqft)
First Floor	Store	(no access)

Tenure:

Freehold

Possession:

Majority vacant possession, subject to the benefits of right of access to No 84 Hill Rise via '2B' entrance door as per the easement dated 9th Nov 1982.
(see blue area on floor plan)

EPC: Upon Request

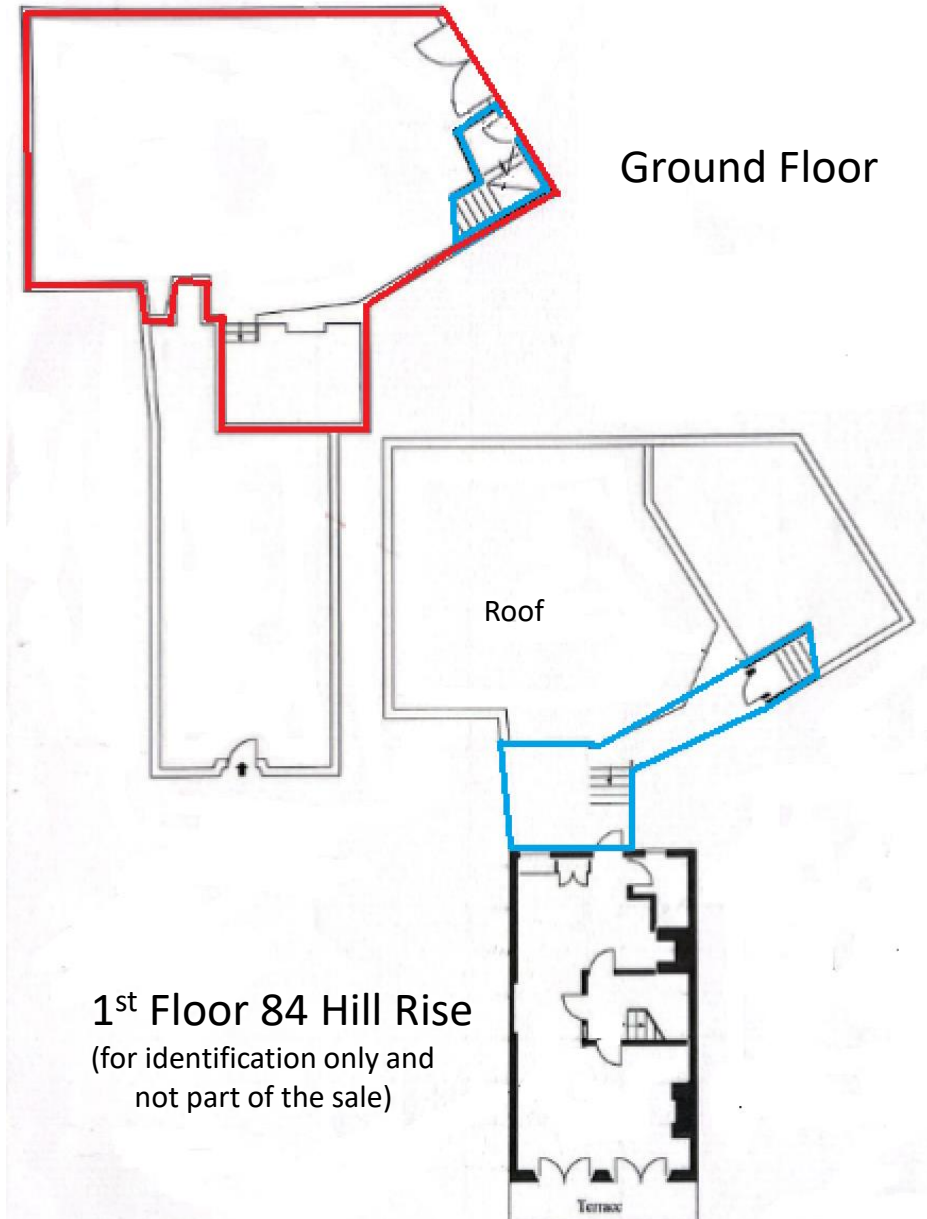
Planning:

The property has consent to be used as an office under consent No [01/2531](#)

Active Management Opportunities:

The property is in need of refurbishment and could be used for a number of alternative uses, including residential, fitness studio, art gallery and medical stp.





2) 12 (12a & b), Richmond Hill, [TW10 6QX](#)

Description:

The property comprises a ground floor retail unit with basement storage and access to a rear garden. The first and second floor provide a 1 x 1 Bed self-contained flat that has been subdivided into 2 x Studios.

Accommodation:

		Sq M	(Sq Ft)
Ground Floor	Retail/Ancillary	41.02	(442)
Basement	Storage	20.53	(221)
First	Residential	23.12	(249)
Second	Residential	23.92	(257)
Rear Garden		29.72	(319)

Tenure:

Freehold

Possession:

Full vacant possession

Planning:

The building is locally listed as a Building of Townscape Merit

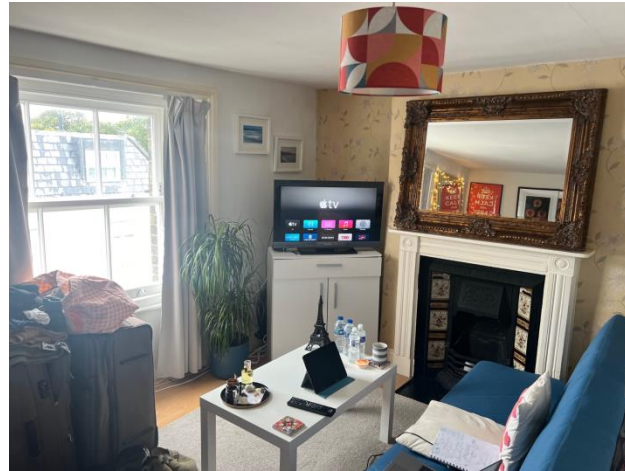
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Active Management Opportunities:

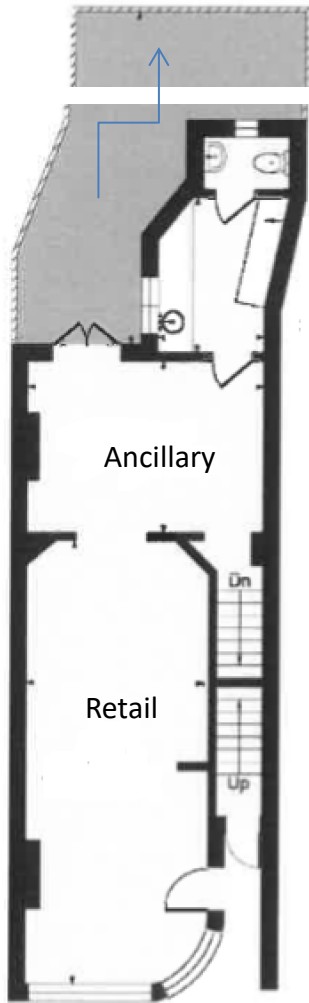
The retail unit can be let out immediately to generate an estimated rent of £20,000 pa. The upper floors are in need of refurbishment and can either be used as a 1 x Bed Flat or regulated into 2 x studio's (stp)



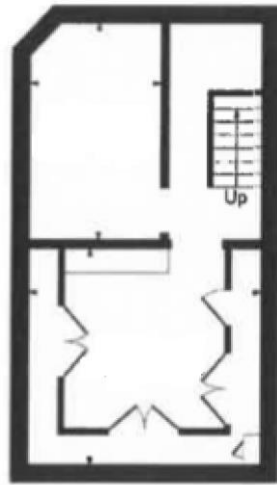
2) 12 (12a & b), Richmond Hill, [TW10 6QX](#)



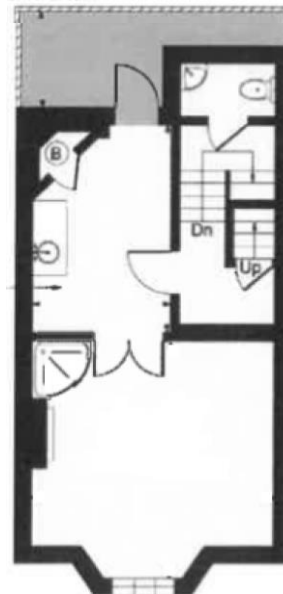
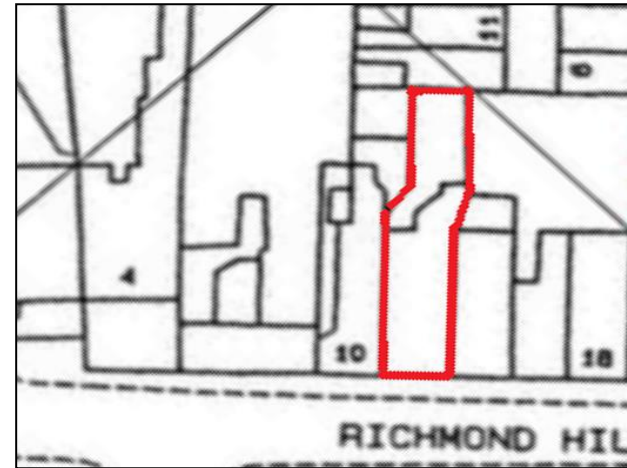
2) 12 (12a & b), Richmond Hill, [TW10 6QX](#)



Ground Floor No 12



Basement



12a/12b First Floor



12a/12b 2nd Floor

3) 22A Richmond Hill, Richmond, [TW10 6QX](#)

Description:

The property comprises a self-contained flat on 1st and 2nd floors. Accessed via a front door off Richmond Hill, the 1st floor comprises a kitchen/diner with utility room and a interconnecting lounge which overlooks Richmond Hill Road. The 2nd floor provides 2 bedrooms, bathroom and storage.

Accommodation:

		Sq M	(Sq Ft)
First	Residential	31.96	(344)
Second	Residential	21.00	(226)
Total		53.40	(575)

Tenure:

Long Leasehold. 250 Years from 2025

Possession:

Full vacant possession

Planning:

The building is locally listed as a Building of Townscape Merit.

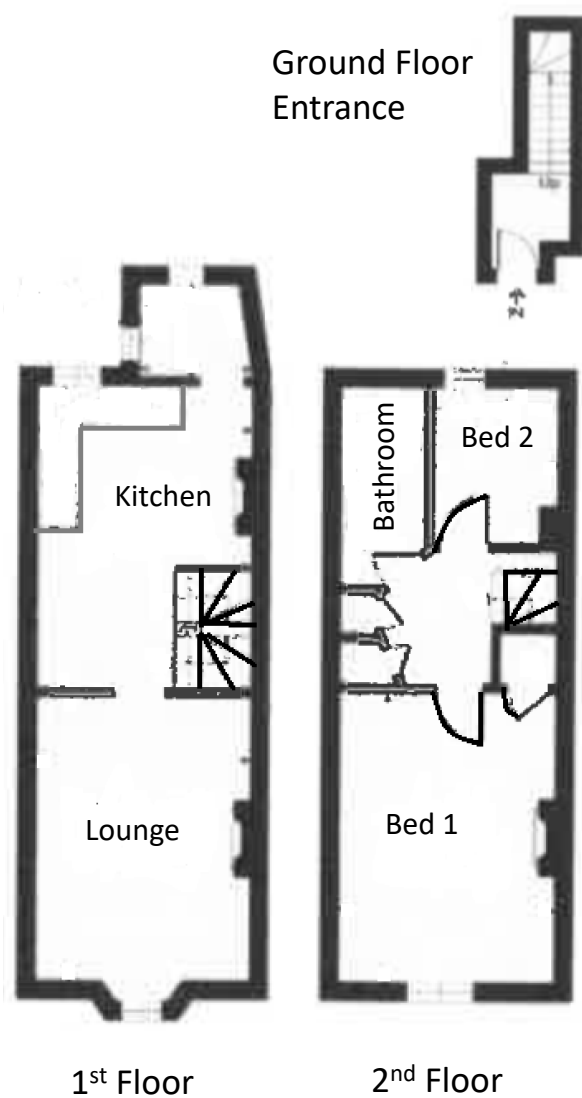
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Active Management Opportunities:

Whilst the property is fit for immediate occupation, its value could be enhanced if it was refurbished to a higher specification.



3) 22A Richmond Hill, Richmond, TW10 6QX



4) 22 Richmond Hill & 2 Lancaster Mews, Richmond, [TW10 6QX](#)

Description:

22 Richmond Hill - The property comprises a split-level ground floor retail unit with basement storage.

2 Lancaster Mews - To the rear of No 22 is a self-contained 2 story residential unit which benefits from separate access via Lancaster Mews. The property comprises ground floor kitchen, lounge, study. The 1st floor provides 2 x bed and bathroom. Externally there is a small courtyard garden.

Accommodation:			Sq M	(Sq Ft)
22 Richmond Hill	Ground	Retail	23.15	(249)
	Basement	Storage	N/A	N/A
2A Lancaster Mews	Ground	Residential	84.73	(912)
	First	Residential	37.90	(408)

Tenure:

Both properties are held under one Freehold title. The upper floors above No 22 Richmond Hill have been sold off and are also available to purchase under a separate title.

Possession:

Full vacant possession subject to the LLH at No 22a Richmond Hill.

Planning:

The building is locally listed as a Building of Townscape Merit. There is currently an enforcement notice on No 22 to restore the original ground floor retail frontage.

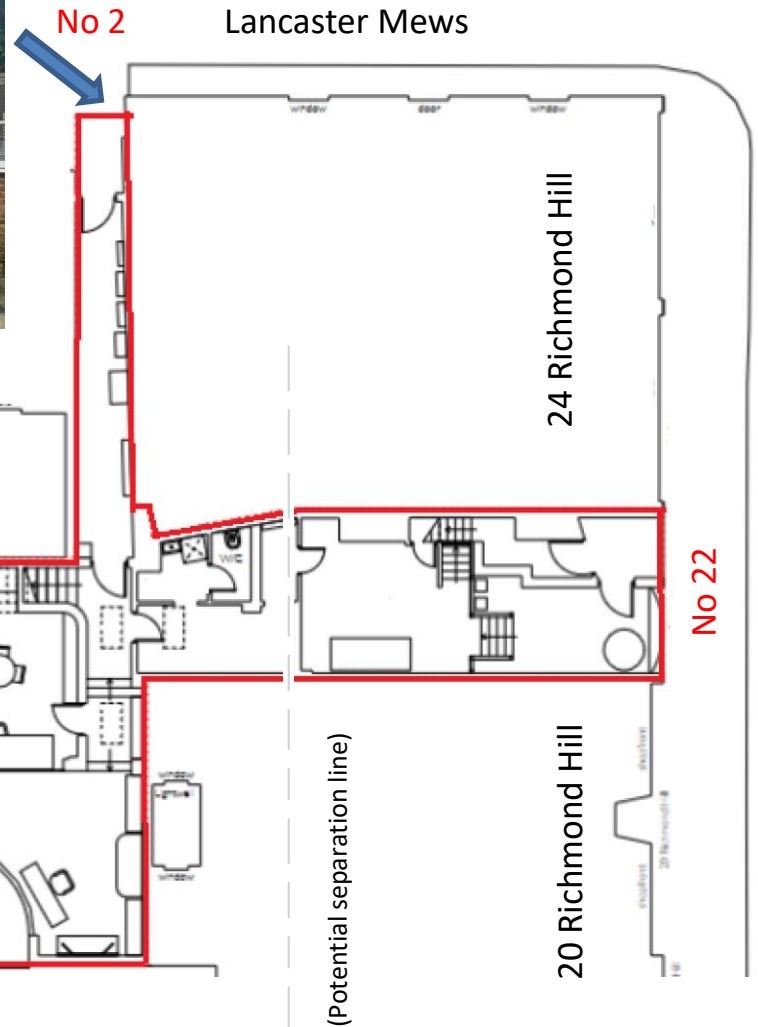
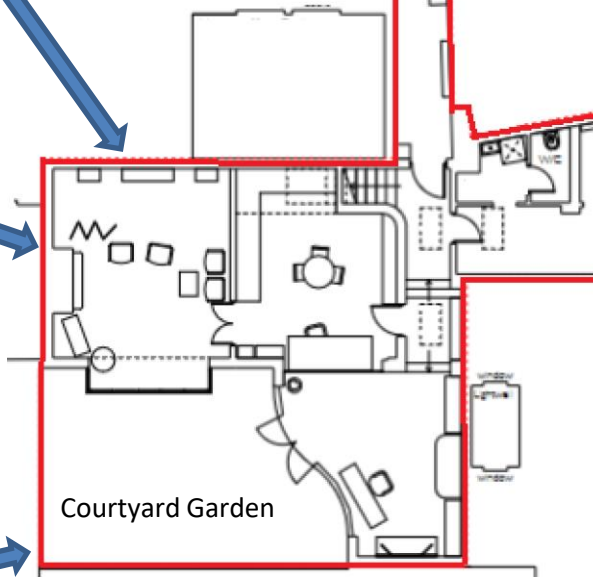
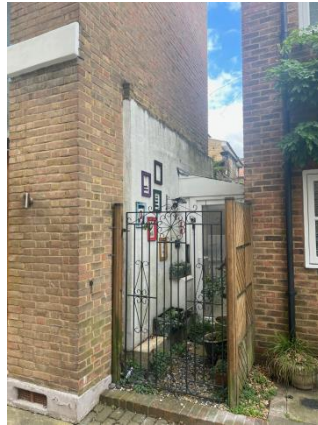
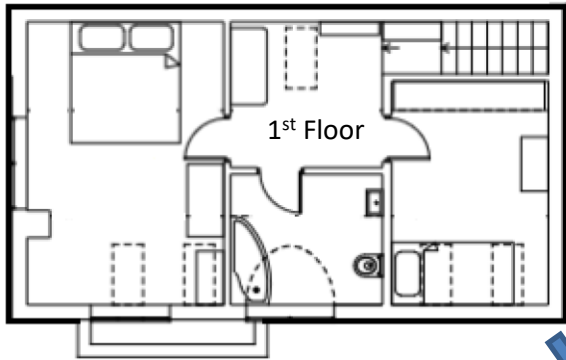
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Active Management Opportunities:

The ground floor retail unit is currently split level with a wooden floor construction above the basement. Whilst the basement provides low value storage, the retail space could be reconfigured into a single level floor to provide more efficient use of the accommodation.

The two properties currently interconnect at the rear of No 22 Richmond Hill. No 2 Lancaster Mews could be separated off and refurbished to create a self-contained 2 bed house with courtyard garden.



Ground Floor 2 Lancaster Mews

Ground Floor 22 Richmond Hill



Viewings:

Strictly by prior appointment only.

Bidding Process:

Buyers must register their interest in order to receive a Bid Invitation Pro-Forma prior to submitting informal offers.

Buyers Premium:

Buyers will be charged £950 + vat per property.

VAT:

Vat is not applicable.

AML CHECKS:

Mandatory.

Price:

Offers invited, STC only.

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