



# The Village Hall, Petersham, Bute Avenue, Richmond Upon Thames, TW10 7AX

Unique Listed virtual freehold Class E education building for sale  
020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# The Village Hall, Petersham, Bute Avenue, Richmond Upon Thames, TW10 7AX

## Offers in excess of £1,500,000 – Virtual Freehold

**LOCATION:** - The property is situated on Bute Avenue, a mainly residential private road just off Petersham Road between Petersham and Richmond in an affluent part of Surrey. The property is very close to Richmond Park with its vast open spaces. Petersham Road provides good road links and is also a bus route. The property is uniquely positioned to service an excellent surrounding catchment.

**DESCRIPTION:** - The property comprises a substantial period built building, originally constructed as a village hall and most recently used as a private school. The property sits on a useable plot with a good sized rear garden, serving as a playground, together with pedestrian access either side. The property is arranged as entrance hall, magnificent main hall with elevated stage and partitioned classrooms, ground floor kitchen and office and several rooms within the basement. A number of basement rooms have natural light, and the main hall has a maximum ceiling height in excess of 8.5m. The property has wonderful Listed features including full height sliding doors creating the partitioned classrooms, exceptional natural light at ground floor and various WC facilities.

The property has most recently been utilised as a private school and nursery but is considered suitable for a wide variety of uses within Class E. The property is centrally heated, and the basement is potentially independently accessible via a door on the flank.

**ACCOMMODATION:** -

Ground floor entrance 18.16m<sup>2</sup> (195ft<sup>2</sup> approx.)  
Main hall 155.48m<sup>2</sup> (1,675ft<sup>2</sup> approx.)

Classroom 1 61.53m<sup>2</sup> (662ft<sup>2</sup> approx.)  
Classroom 2 61.07m<sup>2</sup> (657ft<sup>2</sup> approx.)  
Ground floor office 18.60m<sup>2</sup> (200ft<sup>2</sup> approx.)  
Ground floor kitchen 18.45m<sup>2</sup> (199ft<sup>2</sup> approx.)  
WC facilities front & rear.  
Basement main room- (no natural light) 54.55m<sup>2</sup> (587ft<sup>2</sup> approx.)  
Store 1 6.72m<sup>2</sup> (72ft<sup>2</sup> approx.)  
Store 2 6.71m<sup>2</sup> (71ft<sup>2</sup> approx.)  
Boiler room- (with natural light) 12.4m<sup>2</sup> (133ft<sup>2</sup> approx.)  
Store 9m<sup>2</sup> (97ft<sup>2</sup> approx.)  
Further basement room- (with natural light) 19m<sup>2</sup> (205ft<sup>2</sup> approx.)  
Store 3.4m<sup>2</sup> (37ft<sup>2</sup> approx.)  
Further basement room- (with natural light) 15.4m<sup>2</sup> (166ft<sup>2</sup> approx.)  
Store 7.53m<sup>2</sup> (81ft<sup>2</sup> approx.)  
Further basement room- (with natural light and entrance door) 19.1m<sup>2</sup> (206ft<sup>2</sup>)

**Externally**

There is space for drop off to the front and a good size rear garden/playground.

**USE/PLANNING:** - We understand the property was originally constructed as a church hall and has subsequently been operated as a private school. This would now fall within Class E of the current Town & Country Planning (Use Classes) Order making the premises suitable for a variety of uses including education, medical and quasi-medical, day nursery, offices, creative studios and a variety of other uses.

The property is Grade II Listed including some of the internal features.

**TENURE:** - The property is offered for sale by way of a virtual freehold interest under a lease term with approximately 990 years unexpired at a peppercorn ground rent.

**PRICE:** - Offers in excess of £1,500,000 are sought for our client's virtual freehold interest.

**OVERAGE:**

Please note there is an overage provision in favour of the freeholders payable in the event of added value due to development of the subject property. Details in respect of this provision are available upon request.

**EPC RATING:** - Please note the property has an EPC rating of 75 within Band C. Please note further that the property is Grade II Listed.

**VAT:** - We are advised that VAT is not payable in respect of the purchase price.

**VIEWINGS:** -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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9<sup>th</sup> April 2024



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