

Former Richmond upon Thames Magistrates Court

The Court House, Parkshot, Richmond TW9 2RF

Freehold Vacant Possession Development/Conversion Opportunity
(Subject to obtaining necessary consents)

0.25 hectares (0.61 acres) freehold

Approximate gross internal area of existing buildings 35,265sq. ft (3,278 sq.m)



The site

This former Magistrates Court comprises a three storey plus basement court building, providing 16 car parking spaces in the basement.

The whole site extends to approx. 0.25 hectares (0.61 acres).

Opportunity

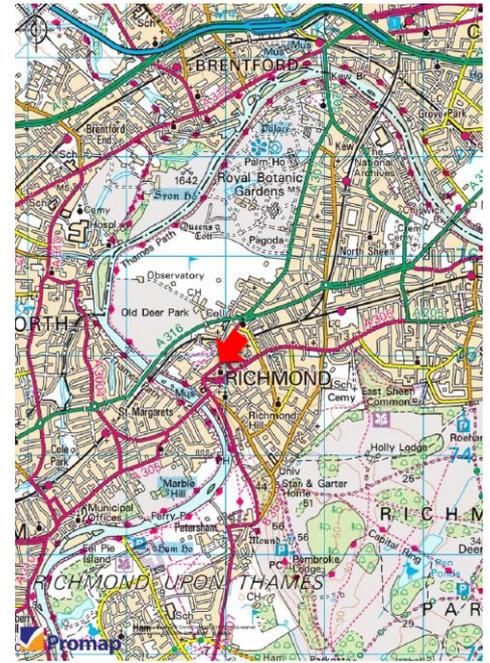
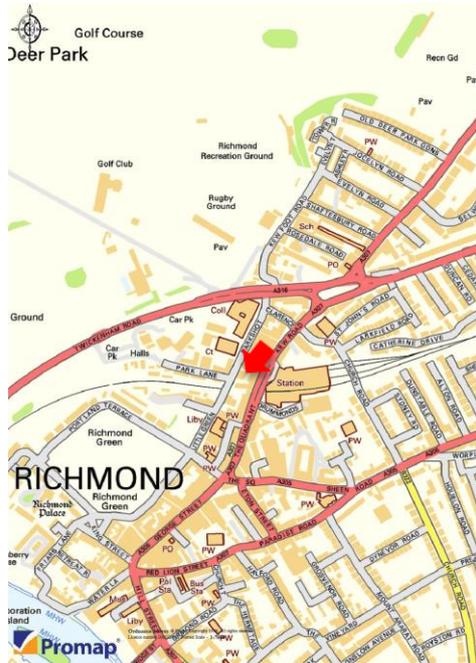
Opportunity to purchase the freehold of a Richmond town centre building which has significant redevelopment/conversion potential subject to obtaining necessary consents.

Freehold opportunity offered with vacant possession.

Further information

For further information and to download the information pack visit:

www.hmcts-courtdisposals.co.uk



Opportunity

The former Magistrates Court in Richmond provides an opportunity to acquire a circa 0.25ha (0.61 acres) site with redevelopment potential (subject to obtaining necessary consents).

Location

The property is located in Richmond which is a district of the Borough of Richmond upon Thames in west London located 10 km (6.2 miles) west of Heathrow Airport and 13 km (8 miles) west southwest of central London. Being located in close proximity to the River Thames coupled with the large number of nearby parks and open spaces such as Richmond Park, has made Richmond a very desirable location for business and residents.

The former Richmond upon Thames Magistrates Court occupies a plot on the west side of Parkshot, which joins the A316 (Twickenham Road). Parkshot is connected and runs parallel with the High Street in Richmond, which has an abundant offering of retail, leisure and restaurants.

To the north of the site is Richmond Adult Community College (RACC). To the south of the site is a row of terraced period houses (up to around four storeys). To the east of the site, on the opposite side of Parkshot, is Parkshot House which is a modern serviced office block. Other uses along the street include the Sun Inn Public House, Parkshot Medical Practice, Oddfellows Memorial Hall and Merevale House, a new block of apartments.

Richmond Station is approximately 0.16 km (0.1 miles) away and is served by the Underground District Line and the London Overground. Accordingly, the site has an excellent public transport accessibility level (PTAL) of 6a, on a scale of 1 - 6 where 6b is the highest.

Description

Richmond upon Thames Magistrates Court is a detached, mid-20th Century building which has a distinctive appearance. The building has a prominent first floor featuring large smoked glass windows over a recessed ground floor supported by columns.

The external finish is white rendered concrete. The ground and first floors contain predominantly offices and court rooms. The upper floor contains a caretakers flat. The basement includes a 16 bay car park accessed from a ramp leading to Parkshot.

Buyer should note that there are currently shared plant facilities with the adjoining annexe.

Accommodation

The site (identified in red for indicative purposes only) in its entirety extends to circa 0.25 hectares (0.61 acres). The existing building provides approximately 35,265sq. ft (3,278sq. m) of accommodation.

Planning

JLL have carried out a pre-app. The full response is provided in the planning opportunity document available to download in the information pack.

The property lies within the administrative control of London Borough of Richmond upon Thames. Having undertaken pre-application discussions with the RACC, we can confirm that they are supportive of reuse of the building for a mix of uses including residential, hotel and offices.

The property is included within the Central Richmond Conservation Area and is identified as a 'Building of Townscape Merit' by the local planning authority. Although there is presumption in favour of retention of the building, this does not preclude potential demolition.

It will be necessary to demonstrate that the building cannot be re-used for any other purpose or that its retention constrains the ability to meet wider planning and heritage objectives. We have provided a clarification note within the information pack to further inform on these points.

There is a preference towards a mixed use scheme inclusive of residential and office development. The buildings surrounding the site would suggest there is an opportunity to develop a building up to 4 storeys. There could be the potential to develop the court complex and annex together subject to agreement with the adjoining RACC.

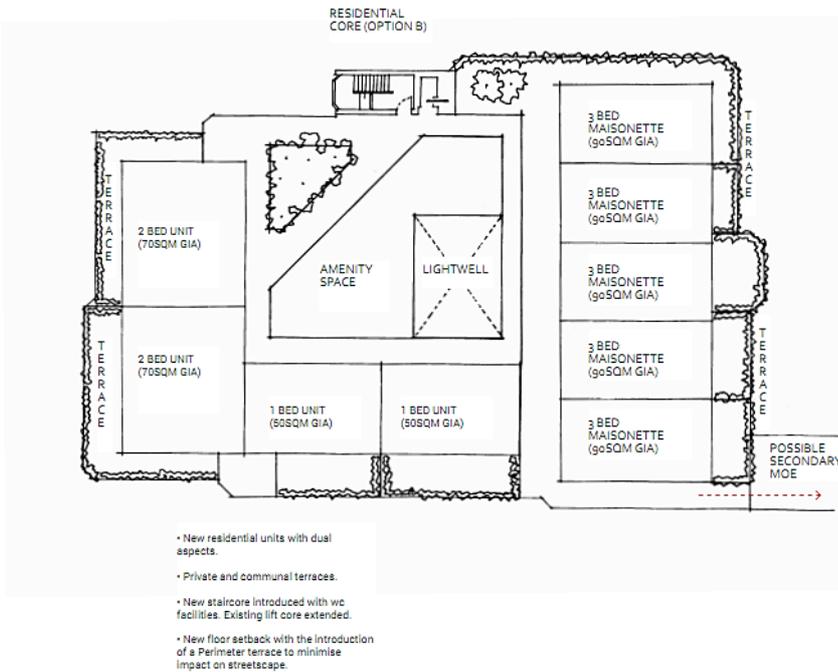
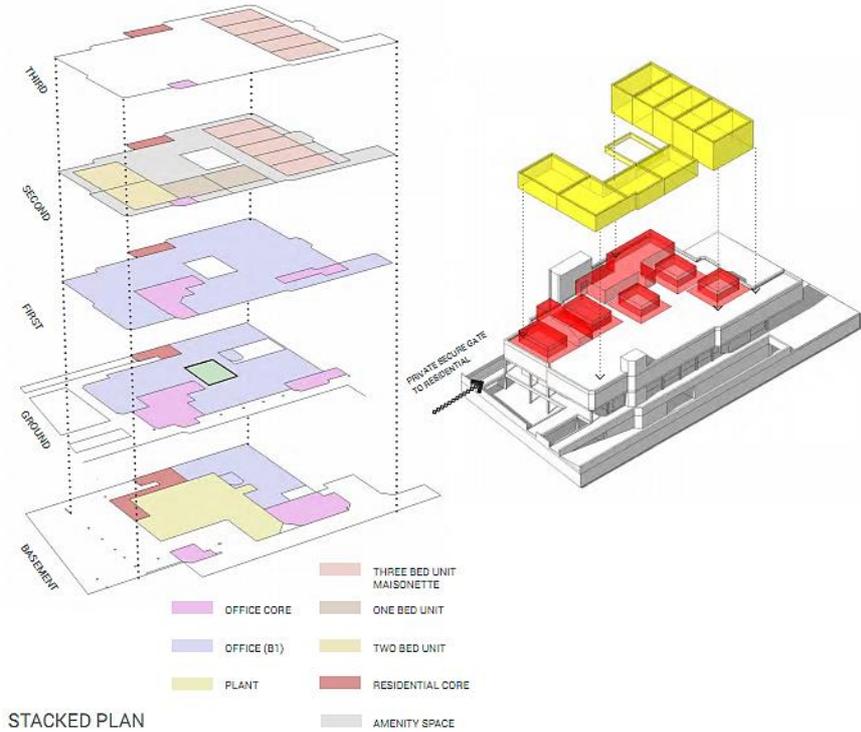
On-site affordable housing will only be triggered on schemes of 10 or more units.

Proposed Scheme

The vendor has commissioned a development feasibility report to explore options for site redevelopment, prepared by Dickson Architects which were submitted for pre-app discussions with Richmond Borough Council. The proposed scheme (below) assumes a mixed-use design of Office (B1) and Residential uses, including a total of 9 new residential units, with a mix of 1 bed, 2 bed and 3 bed duplex maisonettes.

The residential element is proposed to have separate access via a secure entrance from the street. The setback nature of the residential element of the scheme will ensure that there is minimal impact to immediate neighbours.

Indicative Sketches – see information pack

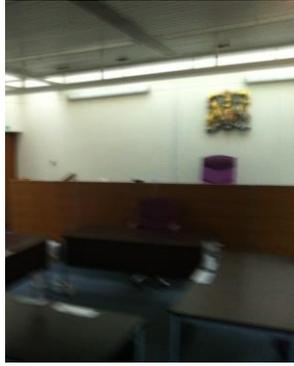


Scheme Areas*

	Sqm	Sqft
Office Gross inc plant	2,702	29,084
Office Net	1,916	20,624
Residential Gross	497	5,350
Residential Net indicative area from Scheme B	366	3,940
Total Gross	3,199	34,434
Total Net	2,282	24,564

*All areas are approximate (indicative) and relate to the likely floor areas at the current state of design. Any decisions to be made on the basis of these approximate areas, whether as to project viability, pre-letting, lease or sale agreements and the like should make allowance for the following: design development, site conditions, local authority and statutory consents, legal covenants and restrictions.

DA/JLL will not be held liable for any areas given the fact that a measured survey was not undertaken. Current layouts based on a scaled pdf. The onus is on the purchaser to carry out the necessary due diligence to ensure that areas listed or included in any marketing material, are based on a full measured survey.



Typical Court Accommodation



College Annex



Rear Car Park Area excluded from sale



Contact:

William Chambers

+44 (0)207 087 5633

+44 (0)7837 728 886

William.Chambers@eu.jll.com

Contact:

Sajaad Ahmad

+44 (0)203 147 1089

+44 (0)7841 199 840

Sajaad.Ahmad@eu.jll.com

Contact:

Lucy Jordan

+44 (0)207 087 5609

+44 (0)7834 160 275

Lucy.Jordan@eu.jll.com

Tenure

The Ministry of Justice own the site freehold and the site will be offered with vacant possession.

EPC

The property has an Energy Performance Certificate. The Energy Performance Rating is F (131). A copy of the certificate and Advisory Report are available in the information pack.

VAT

The property is not elected for VAT.

Method of Sale / Timetable

Offers are invited for the freehold interest on an unconditional basis. Please refer to the instructions to bidders' document in the information pack.

Bids requested by **12 noon on 20th April 2017**

Information Pack

The data site includes the following:

- Existing Floor Plans
- Planning Information Document
- Pre-application letter from London Borough of Richmond upon Thames
- Asbestos report/register
- Energy Performance Certificate
- Title Documents
- Instructions to bidders

Viewings & further information

Viewing is strictly by appointment only through the agents.

Please contact Sarah Pickersgill to arrange a viewing:

+44 (0)207 087 5096

Sarah.Pickersgill@eu.jll.com

To download the information pack and to register interest visit:

www.hmcts-courtdisposals.co.uk

DISCLAIMER

Jones Lang LaSalle Limited (JLL) for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken; e. reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function; f. all boundaries edged in red illustrated in these particulars are for indicative purposes only.

© COPYRIGHT 2017 JONES LANG LASALLE. All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means without prior written consent of Jones Lang LaSalle.

It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. No liability for negligence or otherwise is assumed by Jones Lang LaSalle for any loss or damage suffered by any party resulting from their use of this publication.