

**Former Royal Oak Public House  
Ham  
Richmond Upon Thames  
TW10 7HN**



**PUBLIC HOUSE  
WITH PLANNING PERMISSION FOR  
RESIDENTIAL  
FREEHOLD FOR SALE  
WITH VACANT POSSESSION**

**020 8332 7788**  
Suite A, 1 Hill Rise, Richmond upon Thames  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

### Location

The property is situated on a corner plot along Ham Street, in Ham. The property is close to Petersham and Richmond upon Thames. The surrounding area is largely residential, and the Public House is close to Ham Common.

### Description

The property comprises a bar and entertainment area to the ground floor, a large, tanked basement with light and power and empty space to the upper floors with development potential to be fitted out as two one-bedroom flats. The property benefits from gas central heating, and a sizeable garden which is walled and secluded. There are also three WC, s, kitchen and utility area to the rear of the building.

The property now has planning for a change of use to C3 residential. Alterations and extension to ground floor, and alterations to existing facades to create 1 x 3-bedroom dwellinghouse with 2 x off-street parking spaces and associated cycle parking.

### Accommodation

The property provides the following approximate net internal floor areas.

Floor	Sq. Ft	Sq. M
Lower Ground	458	42.56
Ground	1,152	107.03
First	494	45.89
Second	273	25.35
<b>Total</b>	<b>2,377</b>	<b>220.8</b>



First Floor



Second Floor



Cellar



External

APPROX. GROSS INTERNAL FLOOR AREA 2516 SQ FT 233.7 SQ METRES



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### Tenure

The property is available freehold with vacant possession. Title number SGL10742

### Planning

The property has an A4 use on the ground and basement with C3 residential on the upper floors.

### VAT

The property is elected for VAT. VAT would be applicable on 70% of the sale if the property was sold under its current use.

### Rates

The building has a rateable value of £23,750. The poundage rate is 0.499 giving rates payable of £11,851.25 per annum.

At present there is the potential of rate relief.

Applicants should make their own enquiries with the Valuation Office Agency

### EPC

The property has an EPC of C62

### Price

Upon application.

**Legal Costs:**

Each party to bear their own legal costs.

**Anti Money Laundering**

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**For further information please contact:****Michael Rogers LLP – 020 8332 7788**

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Subject to Contract June 2022

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