

FOR SALE

Hampton Riviera Marina & Swiss Chalet
A3 Commercial Opportunity,
Richmond-Upon-Thames KT8 9BP



PHILIPPA SOLE



£3,500,000

—
Enviably positioned enjoying stunning double river frontage

Hampton Riviera Marina & boatyard office (OIRO £1.5m)

Historical A3 usage - perfect for riverside restaurant, hotel or retreat

Finger pontoons with permitted use for moorings

Original Swiss Chalet with 4 bedrooms, 4 bathrooms & 3 receptions (OIEO £2m)

Double-aspect views over the River Thames & Bushy Park

Two gated entrances with off road parking for a number of cars
Freehold

About this property

Double river frontage, 600ft of mooring, an office & boatyard with parking for a number of cars, an original Swiss Chalet and two gated entrances in the affluent Royal Borough of Richmond-Upon-Thames. Precedent has been set for Residential (C3) & Commercial (A3) planning permission; for someone with vision for a restaurant, spa, retreat, hotel, this is an absolute steal (especially considering it was on the market in 2016 for £13m)! A genuinely exciting opportunity with a number of potential options (STPP).

SWISS CHALET: To transform the 5,500 sq.ft original Swiss Chalet (OIEO £2m), reputedly Queen Victoria's former gambling house, into a unique leisure venture such as hotel, spa, retreat or restaurant. The Grade II listed building offers five spacious floors of royal provenance and bygone opulence, against a backdrop of river and treetop vistas, perfect for private dining or discreet accommodation. The large outdoor terraces offer alfresco leisure opportunities screened by the original intricate wood carved balconies.

OUTSIDE: A Japanese style garden bridge with Samurai Sword feature handrails lead to landscaped gardens with subtropical planting that are in need of a little bit of love. Two floating leisure decks and a former 'swimming pool' sit to the front and side of the chalet. However, the large leisure pontoons do not have planning permission and Richmond Council may enforce their removal. The walkway extends along the river frontage to finger pontoons (with permissive use) in front of the Hampton Riviera Marina.

HAMPTON RIVIERA MARINA: The adjoining marina & boatyard office has a separate entrance off Hampton Court Road and offers space that could potentially be used for customer parking (circa £1.5m). The finger pontoons of the boatyard have permitted use for leisure moorings. A 4-bedroom 5,000 sq.ft luxury houseboat*, custom-built for its mooring pontoon, is for sale by separate negotiation, offering a ready-made unique accommodation option or potentially presents the opportunity for two private riverside dwellings.

PLANNING: The chalet's previous existence as a boathouse with residential accommodation on the upper floors and the ground floor having previously been approved to be a restaurant, gives substance behind its possible future use and Richmond Borough Council have historically invited plans for discussion. In 2016, the chalet alone was on the market for £7.5m (£13m including the neighbouring marina), so its current asking price of OIEO £2m (£3.5m including the marina) really is a steal for someone with vision to write the next chapter in the renowned London Swiss Chalet's fascinating history.





Location

Situated in the affluent borough of Richmond-upon-Thames and just 0.3 miles from historic Hampton Court Palace, this plot occupies a prime riverfront location flanked on the south side by the River Thames and on the north side by Bushy Park, London's second largest Royal Park and King Henry VIII former hunting ground. It offers 1000 acres of greenery and escapism from hectic London life and a beautiful treetop vista from the top 4 floors of the Swiss Chalet.

Train travel is convenient with two railway lines operating locally into and out of London, Hampton to the west and Hampton Court to the east. Less than 0.5 miles away is East Mosley, also known as Hampton Court Village, which has an enticing coffee culture atmosphere with boutiques, bars and bakeries, perfect for weekend wandering. Hampton Court Palace Golf Course and the town of Kingston-upon-Thames are both easily accessible locally.

For international travel the three airports of Heathrow, Gatwick and London City are all within an hour with Heathrow being just 6 miles away. This is an ideal location for owners, visitors or hosts whose lives require easy global travel connections and instant tranquility within minutes of arriving.

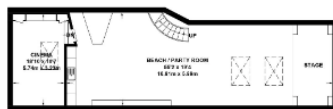




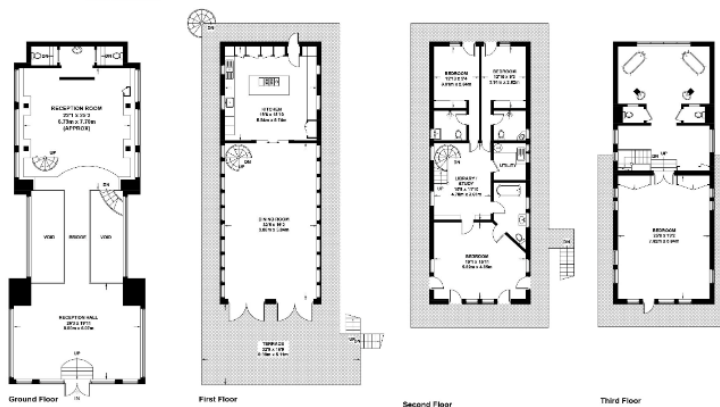
The Swiss Chalet - Hampton Court

Gross Internal Measurements
508.9 sq.m / 5478 sq.ft

Not to be relied upon



Lower Ground Floor



Ground Floor

First Floor

Second Floor

Third Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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