

FOR SALE

2,586 Sq.Ft. (240.24 Sq.M.)



2A Commercial Road & 197 Laleham Road, Staines-Upon-Thames,
Surrey, TW18 2QL

INVESTMENT, RESIDENTIAL / COMMERCIAL DEVELOPMENT OPPORTUNITY

- Income Generating
- Let Ground Floor Lock Up Shop
- Let 2-Bed Self Contained Maisonette
- Vacant Industrial Unit With Large Yard & Offices



01784 473567

2A COMMERCIAL ROAD & 197 LALEHAM ROAD, STAINES-UPON-THAMES, SURREY, TW18 2QL

Location

The investment is situated on one of the main roads leading into Staines town centre at the junction with Commercial Road and Laleham Road (B376).

Staines is situated to the south of Heathrow Airport. The town benefits from good road connections, being approx 1 mile from J13 of the M25 Motorway and A30.

Staines railway station provides frequent services into London Waterloo, Reading and Windsor.

Description

A mixed Retail, Residential, Industrial investment opportunity, with potential for residential development. Plot size of 0.126 Acres.

The opportunity can be kept as currently configured, with the vacant industrial element then to be let, as a continued investment opportunity. Or the currently vacant industrial element could potentially be owner occupied, with the undertakers and residential accommodation let separately as investment.

The site could also be broken up and sold of in segments, undertakers investment, maisonette and the commercial unit and yard.

It is felt that there is good Residential Development potential to the Industrial element & yard, or the potential extension / redevelopment of the existing as continued industrial use.

Accommodation

	Sq.Ft.	Sq.M.
2a Commercial Road	1,300	120.77
Commercial Road	721	66.98
Maisonette		
197 Laleham Road	565	52.49
TOTAL	2,586	240.24

Investment Details

The Retail unit is let on a 15 year lease, commencing 13th May 2016 at a passing rent of £17,000 per annum to an undertakers.

The Maisonette is let on an AST which is holding over at a rental of £12,000 per annum

Industrial unit and adjoining yard are vacant.

Price

£725,000 Guide Price

Terms

The freehold is available For Sale, with the benefit of Vacant Possession to the industrial element and tenants within lease to both the retail and residential segments.

Anti-Money Laundering

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful purchaser to provide various documentation & proof of funds before the sale can progress, of which there is a small charge affiliated to.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

It is understood that VAT is not applicable.

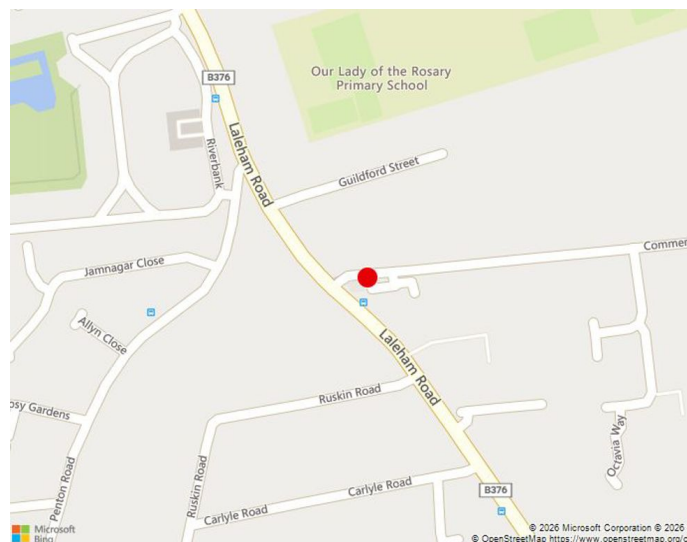
Energy Performance Rating

2a Commercial Road C 66
197 Laleham Road B 40

Maisonette TBC

Viewing Arrangements:

Please contact sole agents for further information.



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