green&partners

PROMINENT CLASS E FREEHOLD FOR SALE

STAINES UPON THAMES

67 HIGH STREET

Description

Staines Upon Thames is situated in the borough of Spelthorne and is strategically located alongside Junction 13 of the M25, about 19 miles from Central London. The town benefits from excellent road communications with the M25 providing access to the M3 and M4 motorways that serve western conurbations to Central London and also the M40.

The property occupies a prime position on the High Street close to the main entrance to the Elmsleigh Shopping Centre. Notable retailers in the immediate vicinity include Caffe Nero, HSBC, Santander, McDonalds, WH Smith and Waterstones.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with first and second floors, providing the following approximate areas:

Ground Floor Sales	2,927 sq. ft.	(271.92 sq. m)
Ground Floor Ancillary	710 sq. ft.	(65.96 sq. m)
First Floor Ancillary	2,123 sq. ft.	(197.23 sq. m)
Second Floor Ancillary	530 sq. ft.	(49.23 sq. m)
Total	6,290 sq. ft.	(584 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under a Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£810,000.**

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£65,500
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of B 48. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, Green & Partners, contacting:

Darren Coleman 07970 796470

darren.coleman@greenpartners.co.uk

Mike Willoughby 07810 480291

mike.willoughby@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



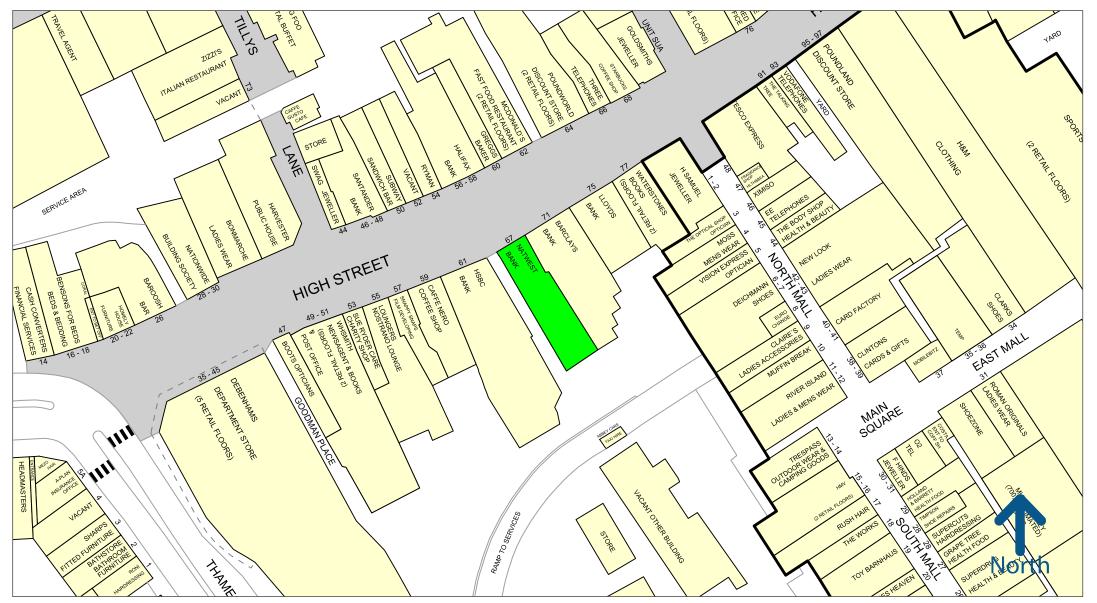


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Map data

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