

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:

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

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:

<b>Rateable Value</b>	£65,500
<b>UBR (24/25)</b>	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

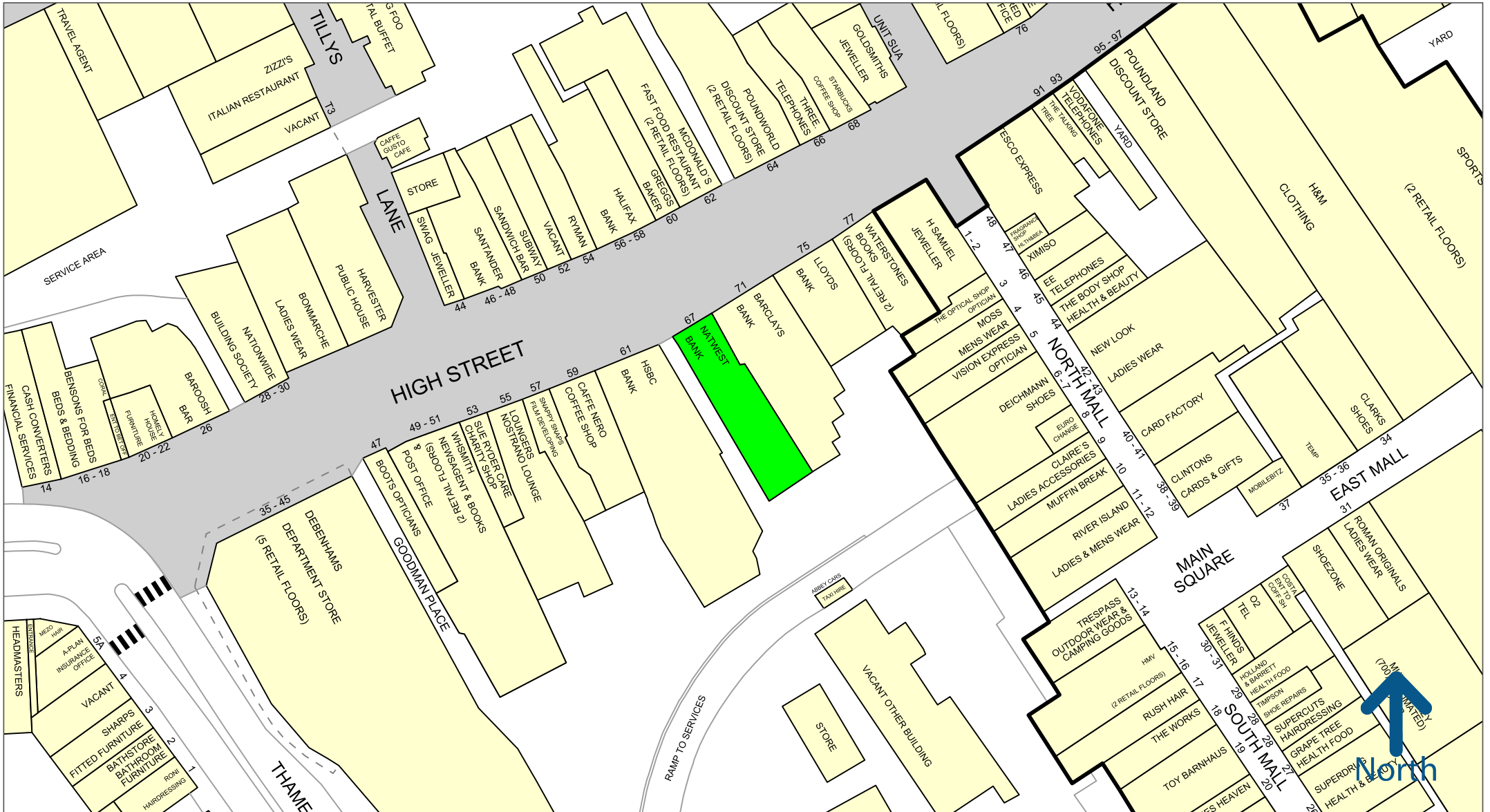
**Mike Willoughby**                      **07810 480291**  
mike.willoughby@greenpartners.co.uk

In partnership with:



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





50 metres

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Experian Goad Plan Created: 25/07/2024

Created By: Green and Partners

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