

TOWN CENTRE INVESTMENT OPPORTUNITY - **FOR SALE**



9,381 sq.ft. (872 sq.m) approx N.I.A

19 - 23 High Street

Staines

Middlesex

TW18 4QY

**MIXED USE INVESTMENT OPPORTUNITY WITH RESIDENTIAL
DEVELOPMENT POTENTIAL**

kemptoncarr.co.uk | Staines office 01784 473567



Location

The investment opportunity is located on the High Street, in a prominent position within the town centre, 0.8 miles equidistance west of Staines Railway Station and south east of J13 of the M25.

The neighbouring property has undergone renovation to include the addition of two further residential floors (level 3 & 4) above the existing building. The former Debenhams, less than 100 yards from the property, is now vacant and is indicated to shortly also be undergoing residential conversion.

Description

An early 1980's end of terraced property in good general order comprising of a retail and restaurant unit at ground and first floor levels with self-contained second floor offices above with private High Street entrance.

There is strong potential for residential redevelopment to the property by way of PD but also reconfiguration of the existing, with the addition of 2 floors to replicate the neighbouring property, subject to survey and planning permission.

The property, naturally, can also be left as currently configured, fully let and maintained as a mixed-use investment opportunity.

Title Plan NO: SY560280

Business Rates

No. 19 £33,000

No. 21 £40,000

No. 23 £33,250

The billing authority is Spelthorne. We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Accommodation

	Sq.ft.	Sq.m
19 High Street (second floor office)	3,327	309.1
21 High Street (Ground & first floor restaurant)	3,378	313.9
23 High Street (Ground and first floor retail unit)	2,677	249
Total	9,381	872

Approx gross internal area (NIA)

Tenancy Schedule

	Lease	Protected lease	Option to determine	Passing rent
No. 19	Vacant	Vacant	Vacant	Vacant
No. 21	An FRI lease to expire 2 nd March 2024	Yes	Passed	£23,000
No. 23	An FRI lease to expire 12 th Feb 2027	Yes	Tenant only 1 st November 2022 & 2025	£30,500 however paying £29,000

Price

Offers are sought in excess of £1,500,000 for the freehold.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

We understand the property is NOT elected to pay VAT.

Energy Performance Rating

TBC

Viewing and further information

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PROPERTY CONSULTANTS



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