

# The Colne Clinic, 45 Station Road, Wraysbury, Staines TW19 5ND



FREEHOLD FORMER MEDICAL CENTRE FOR SALE



## Key Points

Ideal opportunity for multiple uses including medical, surgery, nursery and offices

Two-storey freehold for sale with vacant possession

Generous off-street parking / outside space

DDA compliant

Purpose-built clinical facility with treatment rooms and minor operations suite

Large reception area

## ACCOMMODATION

This two-storey property comprises a large treatment room/minor operating suite (lead lined), a large reception area, four good-sized consulting rooms and a consulting suite together with admin offices, a large kitchen and 3 WCs.

Net Internal Area		
1 <sup>st</sup> Floor	896 sq ft	83.21 sq m
Ground Floor	1,333 sq ft	123.87 sq m
<b>Total</b>	<b>2,229 sq ft</b>	<b>207.08 sq m</b>

The Gross Internal area is approx. 2,500 sq ft (232.25 sq m) and the overall site area is approx. 0.2 acres.



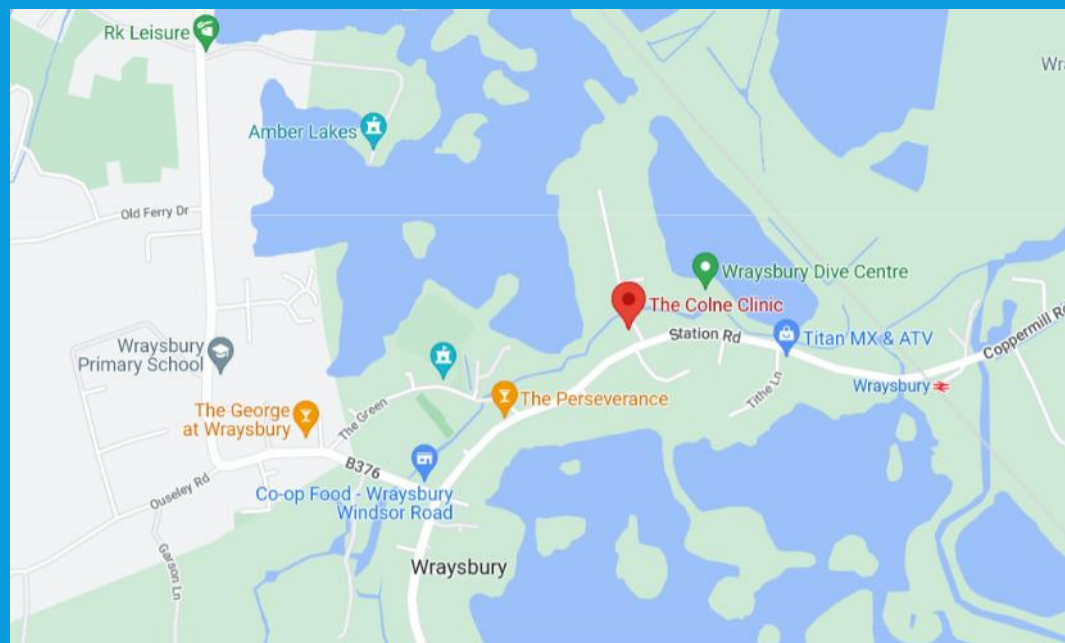
## DESCRIPTION

An opportunity to acquire a self-contained former medical property that can be used for a number of alternative Class E uses or possibly converted to residential use (subject to planning). Until recently, the property was used as a private medical clinic.

## LOCATION

The property is located in the affluent village of Wraysbury, historically associated with the signing of the Magna Carta. Wraysbury sits midway between Windsor and Staines-upon-Thames with Eton, Datchet and Virginia Water also close by.

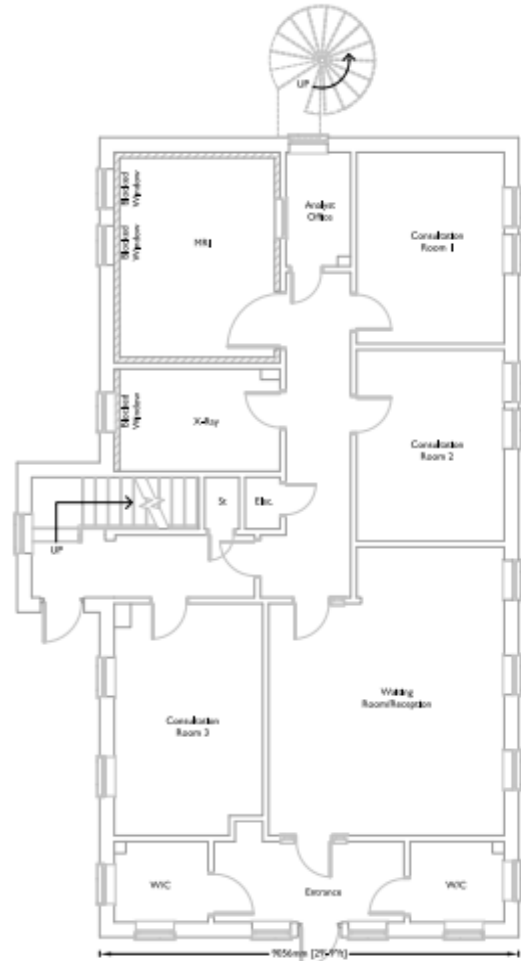
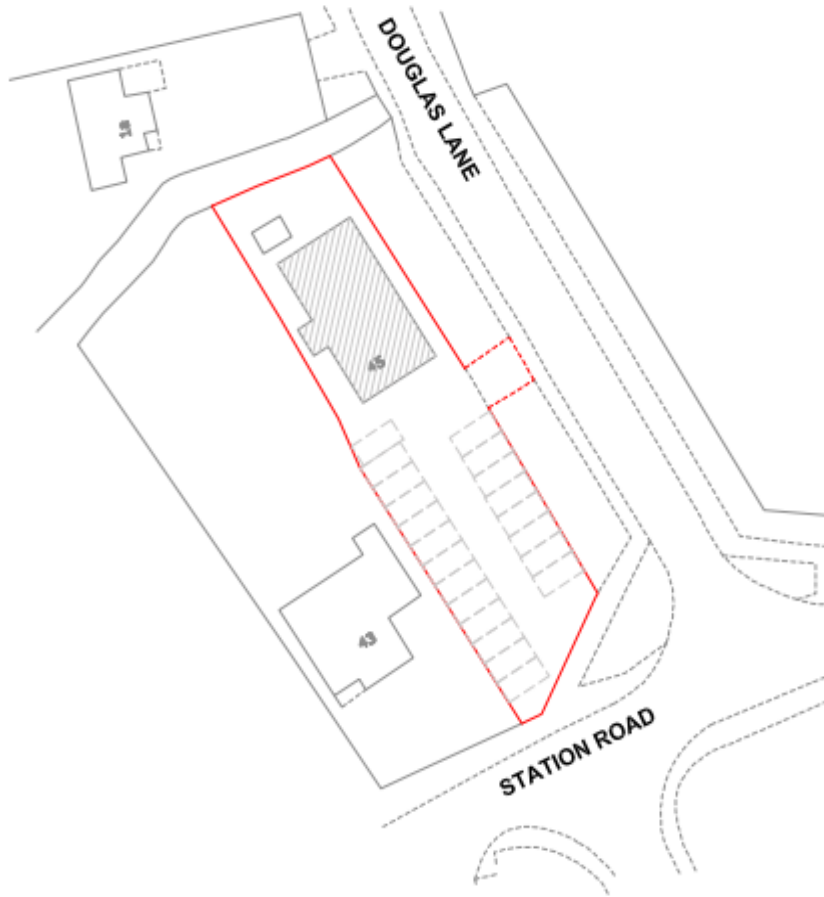
Wraysbury train station is a 5-minute walk from the property offering 30-minute South Western Railway services to London Waterloo. It is conveniently positioned for easy access to the M25 (plus M3 and M4), with a 10-minute journey time to London's Heathrow Airport.



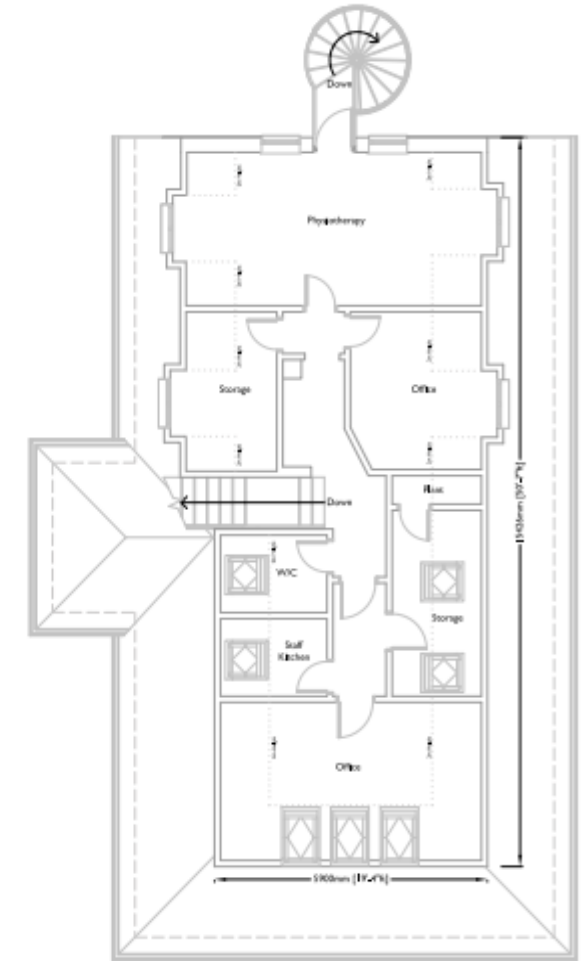




## FLOOR PLANS



Ground Floor Plan net internal area



First Floor Plan net internal area

VIDEO TOUR AVAILABLE <https://my.matterport.com/show/?m=KGUGZpnr6yf>



## TENURE

Freehold.

## LEGAL COSTS

Each party to cover their own legal costs.

## EPC

The property has an EPC rating of E116. A copy of the EPC is available on our website.

## VAT

VAT is not applicable to this property.

## PROPOSAL

We are instructed to seek offers in the region of £995,000 for the freehold with full vacant possession which represents a capital value of £446.38 psf on the NIA, £398 psf on the GIA and £114 psf on the overall site area.

## VIEWING

By appointment through Savoy Stewart.



**Darren Best** [db@savoystewart.co.uk](mailto:db@savoystewart.co.uk) T: 020 7478 9115

**Nicholas Sherling** [ns@savoystewart.co.uk](mailto:ns@savoystewart.co.uk) T: 020 7478 9113

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