



98-100 Welley Road

Wraysbury, Staines, TW19 5HF

Freehold retail and uppers with 2.1 acres of land

91,476 sq ft

(8,498.40 sq m)

- Freehold property
- 2.1 acre site approx.
- Ideal for owner occupier or investor
- May be suitable for residential development, subject to planning
- To be sold with vacant possession
- 2.8 miles from the M25
- 0.3 miles to Sunnymead Station
- 7 miles to Heathrow airport

Summary

Available Size	91,476 sq ft
Price	£3,000,000
Rates Payable	£8,308.50 per annum
Rateable Value	£21,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a detached brick built structure having 2 retail units on the ground floor and a residential maisonette on part ground and first floor. On either side of the building are areas of hardstanding. There is an area of parking to the front. To the north of the building there is a large area of land area previously used as a sailing club which we are informed has power and water supplies .

Location

The property is located on the east side of Welley Road B376 opposite the junctions of Park Avenue and The Avenue. Both Junction 13 of the M25 and Junction 5 of the M4 are within 3 miles of the property. Sunnymead Station is within half a mile of the property.

Accommodation

The accommodation comprises the following areas:

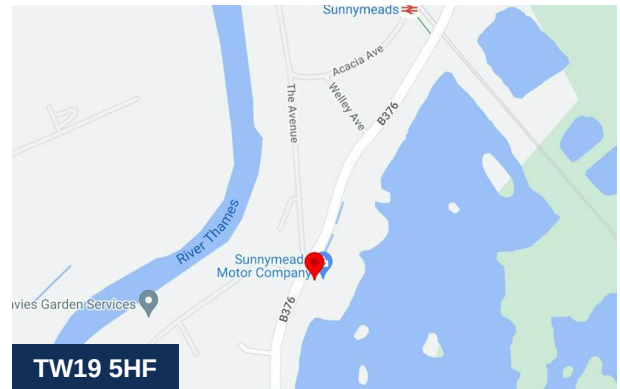
Name	sq ft	sq m	Availability
Unit - 98 Welley Road	584	54.26	Available
Unit - 100 Welley Road	551	51.19	Available
Ground - Flat	175	16.26	Available
1st - Flat	842	78.22	Available
Total	2,152	199.93	

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.

Video

- 98 - 100 Welley Road - <https://vimeo.com/853680669?share=copy>



Viewing & Further Information



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