



131 High Street, Staines-upon-Thames, TW18 4PD

A once in a generation chance to purchase this well known town centre retail showroom with upper floors with development potential (stp).

Available Size	4,833 to 5,473 sq ft / 449 to 508.46 sq m
Price	Offers in excess of £750,000
Rateable Value	£35,000 based on the building only, for guidance. Interested parties must verify with Spelthorne Borough Council.
EPC Rating	D (86)

KEY POINTS

- Extensive High Street frontage
- Good footfall, also within a short walk of Staines station.
- Opposite the new Millmead apartment and retail redevelopments
- Offered for sale freehold (a letting might also be considered).

Description

The property overlooks the town's local Co-Op supermarket and comprises a retail building with a strong High Street frontage, with vehicular access for rear access deliveries. The retail showroom was initially a basket manufacturer (F.W. Lewis) prior to becoming a home furnishing business. The property has been in its current showroom use for over 100 years. The ground floor comprises a largely open plan retail with integral stair access to first floor offices, storage and second floor ancillary accommodation, once used as residential.

Location

The property is on the south side of the High Street approximately 75m west of the junction between the High Street and Kingston Road with a wide frontage to a busy carriageway between traffic light junctions with Kingston Road, Fairfield Avenue and Mustard Mill Road. There is a bus stop opposite the site with footway/cycle path facilities on the High Street to the west and south of the site. A public footpath / cycle path links the High Street to Staines railway station 445 m via the neighbouring Station Path.

The range and quality of facilities supports strong retail, leisure, educational, and employment uses in the town associated with its close proximity to international hubs. Heathrow Airport is 3 miles away, Central London is easily accessible by road and rail, the internationally recognised towns of Windsor and Ascot are close by. The M25 is on Staines door step.

Accommodation

The accommodation comprises the following approximate areas for guidance only :

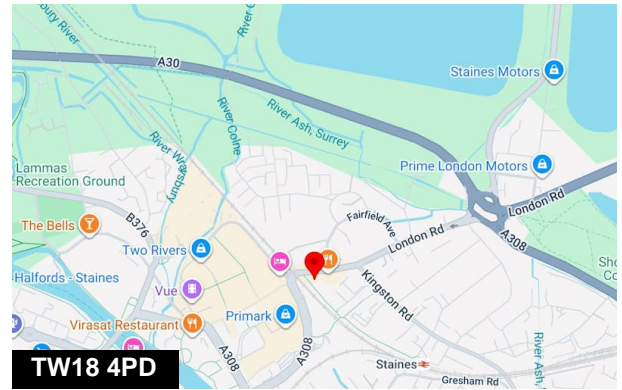
Name	sq ft	sq m	Availability
Ground - Retail Showroom	2,865	266.17	Available
1st - Offices and ancillary	1,603	148.92	Available
2nd - Storage and ancillary	365	33.91	Available
Total	4,833	449	

Viewings

For viewings please contact either of the joint sole agents Christopher Thomas 07770 768342 or Alex Neil of Allsop 0207 543 6895 / alex.neil@allsop.co.uk

Terms

Offers for the freehold are invited in excess of £750,000 subject to contract. Alternatively an open market letting might be considered.



Viewing & Further Information

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