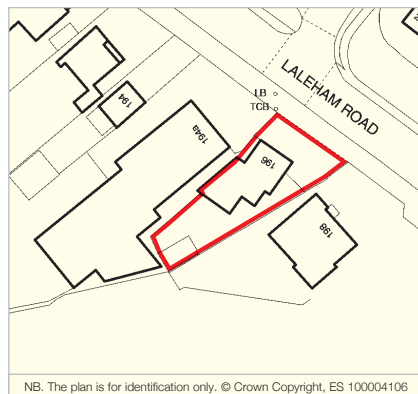


## Staines-upon-Thames

196 Laleham Road,  
Middlesex  
TW18 2PA

- **A Freehold Detached Mixed Use Building**
- Internally arranged to provide a Ground Floor Retail Unit together with a Self-Contained Flat Above
- Commercial Unit Vacant
- Flat subject to an Assured Shorthold Tenancy
- Possible potential for Development subject to obtaining all necessary consents
- Occupying a Site extending to Approximately 0.064 Hectares (0.157 Acres)
- Current Rent Reserved  
**£12,000 per annum (equivalent) from One Flat. Retail Unit Vacant**



### To View

The property will be open for viewing on Friday 24th March at 1.00 p.m.

### Seller's Solicitor

Messrs Edwin Coe Ltd (Ref: Ms H Cloherty).  
Tel: 0207 691 4000.  
Email: haley.cloherty@edwincoe.com

### INVESTMENT/VACANT – Freehold Building



### Tenure

Freehold.

### Location

The property is located on the west side of Laleham Road, to the south of its junction with Grosvenor Road. Local amenities are available to the north-west on Wheatheaf Lane, with the more extensive facilities of Staines-upon-Thames town centre being accessible to the north-west. Rail services run from Staines Station, approximately 1.1 miles to the north. The open spaces of Staines Park are directly to the north, with the River Thames running to the west.

### Description

The property comprises a detached mixed use building arranged over ground and first floors beneath a pitched roof. Internally the property is arranged to provide a ground floor retail unit together with a self-contained first floor flat above. To the rear is an external store and gardens, whilst to the front is a customer forecourt.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

### Planning

Local Planning Authority: Spelthorne Borough Council.  
Tel: 01784 451499.

The property may afford potential for development, subject to obtaining all necessary consents.

Type	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
Retail	Ground	Shop, Kitchen, WC NIA 115 sq m (1,238 sq ft)	Vacant	–
Store	Ground	29.5 sq m (317 sq ft)	Vacant	–
Residential	First	Reception Room, Two Bedrooms, Kitchen, Bathroom with wash basin/WC	Subject to an Assured Shorthold Tenancy (holding over)	£1,000 p.c.m.
Site Area	–	0.064 Hectares (0.157 Acres)	–	–

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allisop.co.uk](http://www.allisop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.