david charles
property consultants

FOR SALE



98-100 Welley Road

Wraysbury, Staines, TW19 5HF

Rarely Available 2.1 Acre Mixed-Use Retail, Storage, Residential & Development Site.

91,476 sq ft

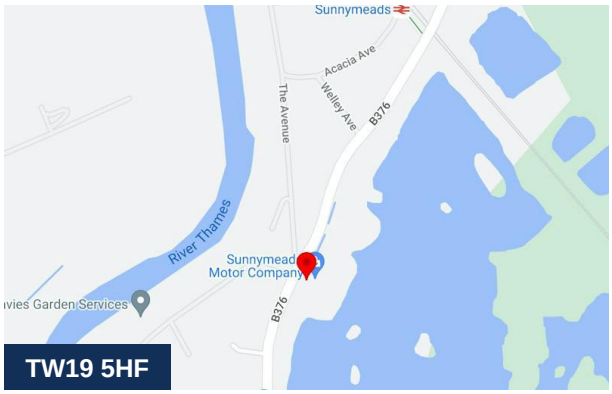
(8,498.40 sq m)

- Central building to the front of the site was once a residential dwelling.
- 4 Tenants on site
- 2 Retail units
- Rear storage yard
- Residential apartment 1st floor
- Separate plot of 1 acre previously used as a sailing club
- 2.8 miles from the M25
- 7 miles to Heathrow airport

98-100 Welley Road, Wraysbury, Staines, TW19 5HF

Summary

Available Size	91,476 sq ft
Price	Price on application
Rates Payable	£8,308.50 per annum
Rateable Value	£21,750
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The property comprises a detached brick built structure comprising of two retail units on the ground floor and a residential maisonette on the first floor. To the rear there are multiple hard surfaced areas used for storage purposes. Whilst the property is currently tenanted, it is available with vacant possession from March 2027.

The two main hard surfaced areas are divided by a palisade fence and run down the middle of the site to the rear of the main building. The first of which is let to Sunnymeads Motor Company Limited who occupy the ground floor retail (100). The 2nd large hard surfaced area to the rear of the building is occupied by a separate car storage occupier who is in occupation of the site via way of a Tenancy At Will.

There is separate demise on the site where there is a mobile home occupying part of the site.

To the front of the main building are 2 retail units and a customer car park. The right hand retail unit (98) is owner occupied.

To the north of the building there is a large area of land area previously used as a sailing club which has power and water supplies.

The entire site can be sold with vacant possession or with the benefit of the tenancies in place.

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 our 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
1st - Flat	842	78.22	Available
Outdoor - Rear yard	32,000	2,972.90	Available
Outdoor - Sailing club	43,066	4,000.96	Available
Total	**77,043**	**7,157.53**	

Viewing & Further Information



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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.

Tenancy

100 Welley Road and part of the rear yard is currently occupied by a used car dealership. This lease expires in March 2027 and thus the tenant will be vacating.

98 Welley Road is owner occupied and will be vacated upon a successful sale.

The remainder of the rear yard is currently let on a Tenancy at Will to car storage business.

The residential upper parts are let on an AST.

The site containing the mobile home is let out on a Tenancy at Will.

The land to the North of the building formerly used as a sailing club has recently been let for a term of 5-years with a rolling 3-month break clause if vacant possession is requested.

Income figures are available upon enquiry.




SUNNYMEADS MOTOR




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