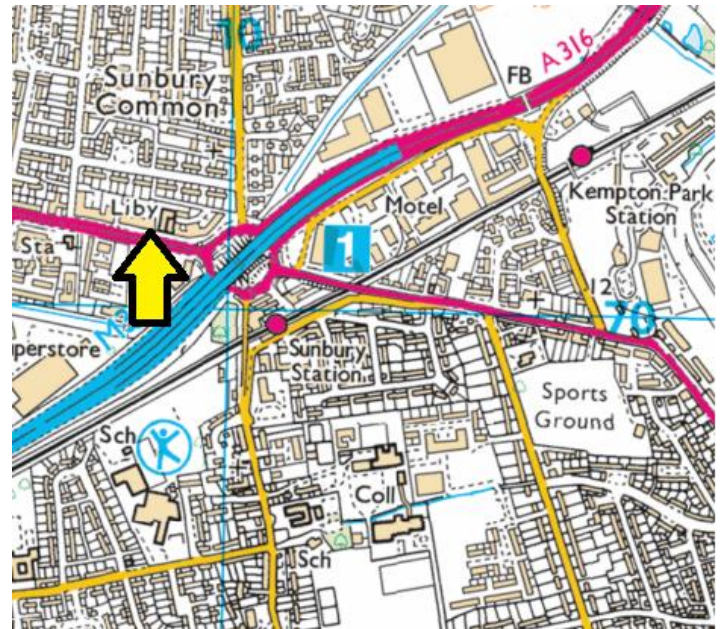


55 STAINES ROAD WEST, SUNBURY-ON-THAMES, TW16 7AH



SUMMARY

- Fully-Let Freehold investment
- A2 (professional services) retail use
- Directly opposite Sunbury Cross Shopping Centre
- Prominent retail parade
- Nearby occupiers include Barclays Bank, Chancellors Estate Agent and KFC
- Ground floor let to **Crick Heitman Ltd** (on assignment) until 2023 at a rent of £12,500pa
- Upper parts provide opportunity for generating a leasehold renewal premium with 66 years remaining
- Offers in excess of **£175,000**, subject to contract (6.75% Net Initial Yield & **8.30% Net Reversionary Yield** assuming purchasers costs of 2.09%)



LOCATION

The property is located in the suburban village of Sunbury-on-Thames in the Borough of Spelthorne.

Sunbury-on-Thames is approximately 13 miles south west of Central London and has excellent communications, being near to the A308 and the M3. Heathrow Airport is only 4 miles to the north and Sunbury station provides a good direct service (51 minutes) to London Waterloo.

Sunbury's location on the M3 corridor and its close proximity to London render it a strong business location.

Situated on Staines Road West, the property forms part of an established parade of retail premises, directly opposite Sunbury Cross Shopping Centre.

DESCRIPTION

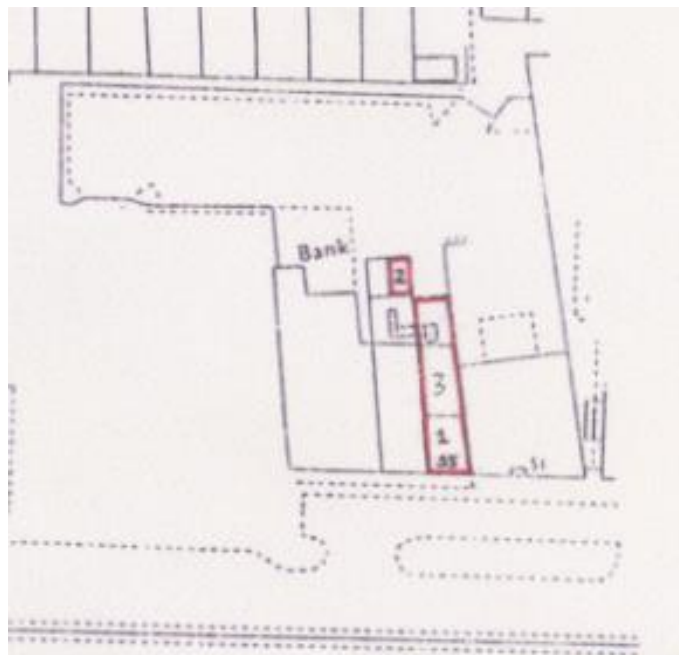
The property comprises three storeys and is of brick construction. Built in 1970, the upper frontage is partially weather-boarded and the retail unit benefits from a canopy that extends the length of the terrace.

The retail unit benefits from a fascia and plate glass frontage as well a garage at the rear.

ACCOMMODATION

A2 Retail Unit	Sq ft	Sq m
Ground	997	92.59
ITZA	586	54.44

Measured in accordance with RICS Property Measurement (2nd Ed)TBC



Freehold Title Number: SY84424

TENURE

Freehold

TENANCIES

The property is subject to the following tenancies:

The retail premises are let to Townends (Residential Sales) Ltd (03090180) for a term of 10 years from 5th March 2013. The lease was assigned to Crick Heitman Ltd (Chartered Certified Accountants) in April 2018.

The passing rent is £12,250 per annum.

The first and second floor residential dwelling is let on a 99 year lease at a ground rent of £50 per annum from September 1986.

TOTAL RENT & ESTIMATED RENTAL VALUE

Passing Rent:	£12,300 pa
Estimated Rental Value:	£15,000 pa

VAT

The property is not elected for VAT.

EPC

Upon Request

PROPOSAL

We are instructed to seek offers in excess of **£175,000**, subject to contract, which reflects:

6.88% Net Initial Yield

8.40% Net Reversionary Yield

(assuming purchaser's costs of 2.09%).

FURTHER INFORMATION

Should you require further information, or to arrange an inspection of the property, please contact:-

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