



SINGLE STOREY DETACHED COMMERCIAL OFFICE BUILDING WITH NOMINAL YARDAGE & STORAGE

2 WITHYGATE AVENUE, STAINES, MIDDLESEX,
TW18 2RA

FOR SALE

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The Frost Partnership has a network of offices in the Chilterns and Thames Valley

The Frost Partnership is the trading name of J.C. Frost & Co. Surveyors (Thames Valley) Ltd. Registered Office: 55 Station Road Beaconsfield HP9 1QL
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RICS

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LOCATION

The property is situated on the southern side of Witheygate Avenue, Staines to the west of its junction with Worple Road and to the east of its junction with Homestead Road and lies to the south east of the Staines town centre.

ACCOMMODATION

The property comprises a compact well-presented single storey detached commercial office building with nominal yardage and additional storage accommodation and provides the following:

Office Element	41.58 sq m
Storage Element`	26.86 sq m
Total	68.44 sq m (737 sq ft)

Site area - 129 sq m

Externally

Small forecourt and yardage - sufficient space for 2 motor vehicles

TERMS

For Sale freehold and with full vacant possession.

PRICE

Offers in the region of £190,000.

RATES

Rateable Value: £6,700

VAT

The property is not registered for VAT purposes.

EPC

C rating – 75 valid until 9th May 2033.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment via sole agents:-

FROST COMMERCIAL - 01494 680909

SUBJECT TO CONTRACT

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent "The Frost Partnership" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.



