

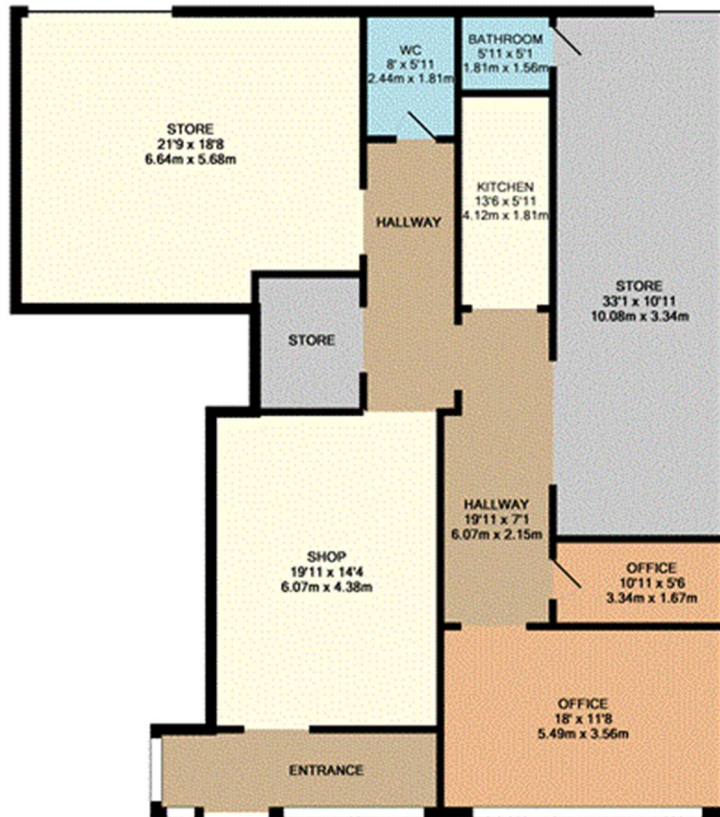
## 1&2 The Parade, Thorpe Road, Staines-upon-Thames, Surrey, TW18 3HF Price on Application



Retail and warehousing with parking to the rear

Oasis Land and New Homes are delighted to bring to the market a substantial retail unit with warehousing and rear yard. The unit is well located in Thorpe Road Staines the internal property/site has an area of 1855 Sq. Ft. of storage and double shop front. The property also has the advantage of two flats flat one is a three-bedroom apartment which commands rental income of £1350pcm Flat two is a 2-bedroom apartment commanding £1100pcm. The overall site has been assessed for development and change of use would be available under PD. The available freehold for which we are instructed to invite unconditional offers. Fees are subject to contract plus VAT if applicable to be confirmed.

Business rates to be confirmed. All interested parties are recommended to make their enquiries to the local rating authority at Spelthorne Borough Council. Please call our Land and New Homes department on 01784 441818 for further details.



TOTAL APPROX. FLOOR AREA 1855 SQ.FT. (172.3 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing: by appointment via our Staines Office.

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Please note that under the Consumer Protection Regulations we have endeavoured to make these particulars as reliable and accurate as possible, but their accuracy is not guaranteed, and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.