

£1,100,000 FOR THE FREEHOLD INTEREST OR TO LET £75,000 PA (Subject to Contract)

45 STATION ROAD | WRAYSBURY | STAINES | TW19 5ND

NEW BROAD CLASS E USE / REDEVELOPMENT

**IDEAL OPPORTUNITY FOR MULTIPLE USES,
INCLUDING MEDICAL, SURGERY, SOCIAL,
NURSERY, OFFICE, RETAIL WITH COMMERCIAL
TO RESIDENTIAL POTENTIAL**

- Opportunity to acquire a 2-storey medical building with redevelopment potential (subject to planning)
- Site size 0.082 hectares (.20 acre) with large car park
- Investment or owner occupier to use premises as a dentist, surgical or GP practice
- Building size 2,228 sq ft with vacant possession
- 30 minutes from Central London



INVESTMENT SUMMARY

- Ideal opportunity for multiple uses, including medical, surgery, social, nursery, office, retail with commercial to residential potential
- Net internal floor area of 2,228 sq ft (207 sq m) approx.
- Site area 8,837 sq ft (821 sq m) approx.
- Two-storey freehold property
- Freehold for sale with vacant possession.
- Located in the affluent village of Wraysbury
- At the epicentre of 80 GP practices
- 30 minutes from London Waterloo
- Purpose-built clinical facility
- Licenced clinic & DDA compliant
- Diagnostic imaging centre
- Treatment room/minor operating suite
- Large reception area
- Generous off-street parking



LOCATION

The property is located in the affluent village of Wraysbury, historically associated with the signing of The Magna Carta. It sits midway between Windsor and Staines-upon-Thames with Eton, Datchet and Virginia Water also close by. Surrounded by no less than 80 other GP practices, it is at the interface of very large Clinical Commissioning Groups.

Wraysbury train station is a short 5 minute walk from the property offering 30 minute South Western Railway services to London Waterloo. It is conveniently positioned for easy access to the M25 (and M3 and M4), with a short 10 minute journey time to London's Heathrow Airport.

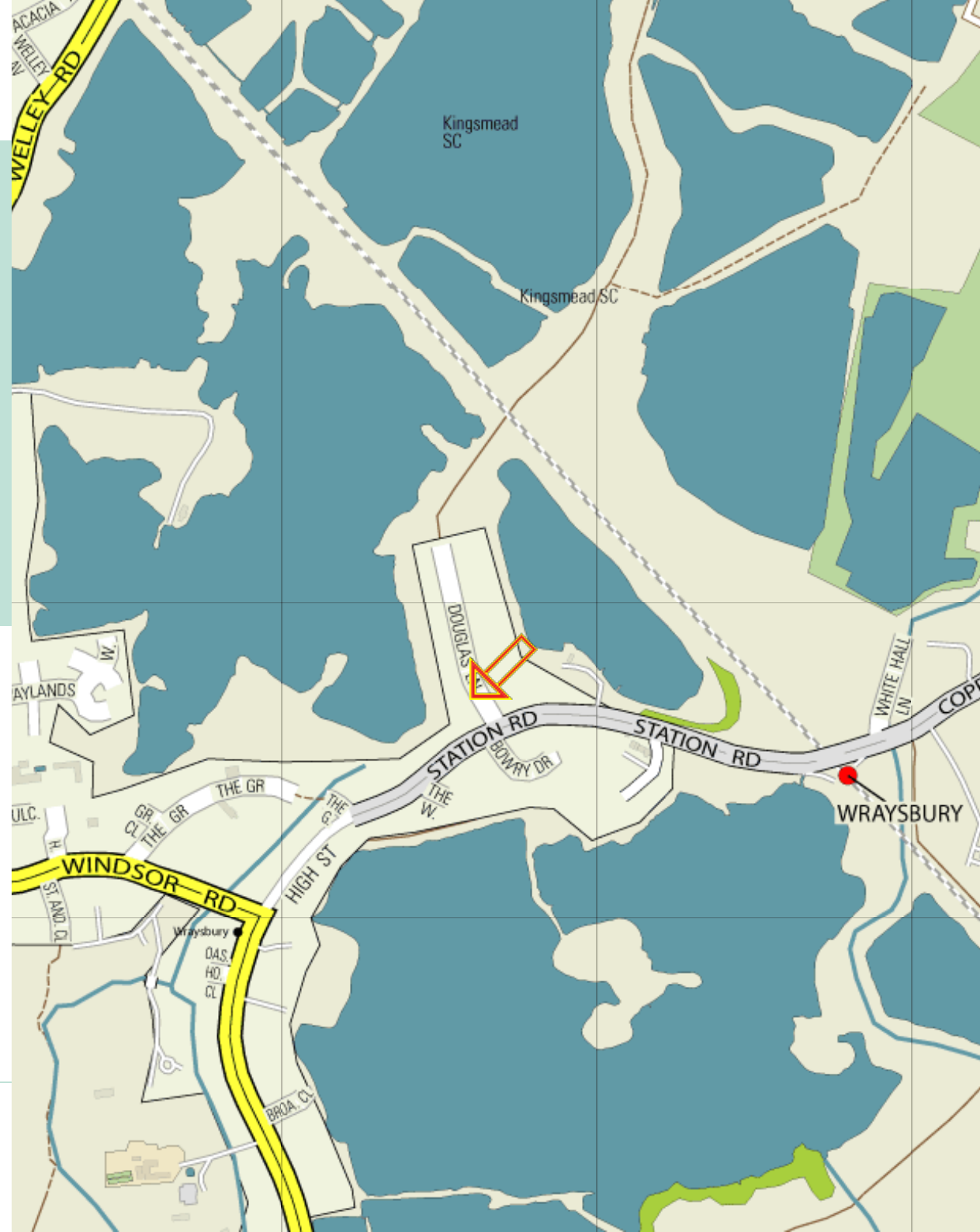
ACCOMMODATION

This two-storey property comprises a large treatment room / minor operating suite (lead lined to facilitate X-rays), a large reception area, four good-sized consulting rooms and a physiotherapy consulting suite. The property also comprises a kitchen and 3 WCs.

The Colne Clinic

Ground Floor	1,333.33 sq. ft.	123.87 sq. m.
1 st Floor	895.66 sq. ft.	83.21 sq. m.

Energy Performance Rating E (116)
A copy certificate is available on request.



DESCRIPTION

A superb investment opportunity for medical users as well as commercial and residential property developers alike, this purpose-built clinical facility has operated as a DDA compliant private medical consulting, physiotherapy suite and diagnostic imaging centre for over 10 years.

The property is on the market for sale at a guide price of £1,100,000 Freehold or to lease for a yearly rental of £75,000. Please see property plans on p.5. Individual room dimensions are available on request.



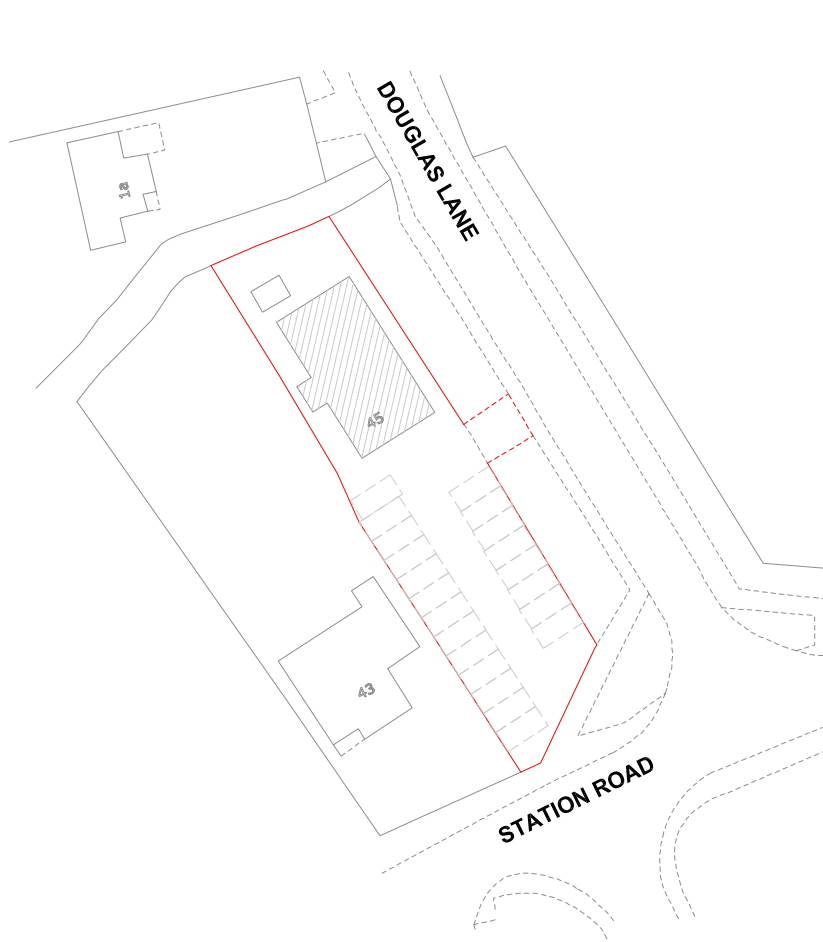
LEGAL COSTS

Each party to cover their own legal costs.

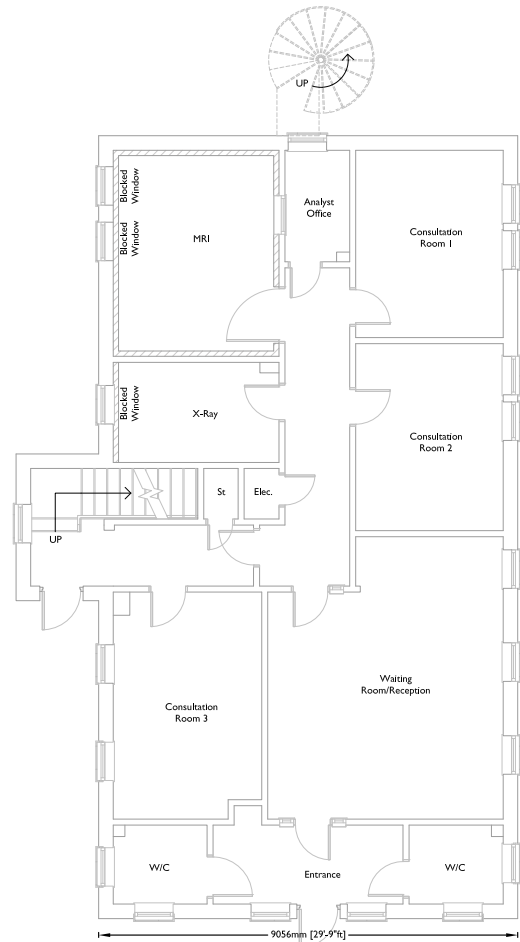
Subject to contract 1st December 2020 www.gray-point.com

The agents on their behalf and for the Vendors or Lessors of this property whose Agents they are give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of the fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The agents cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

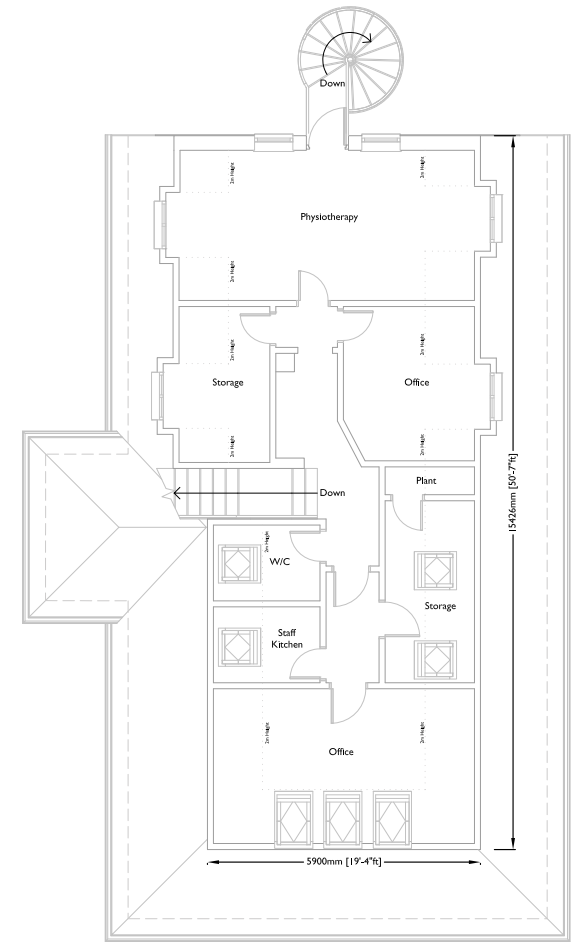
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Site Plan area 8,837 sq ft (821 sq m)
Aerial view available on request.



Ground Floor Plan net internal area
1,333.33 sq ft (123.87 sq m)



First Floor Plan net internal area
895.66 sq ft (83.21 sq m)

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VIEWING & FURTHER INFORMATION
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