



## Thames Street, TW16

£1,300,000

Dexters are delighted to present this fully consented mixed-use development opportunity featuring the partial demolition and reconstruction of the existing building featuring a ground floor commercial (Use Class E) and either four or six residential units (Class C3) with associated parking spaces.

Located within the Borough of Spelthorne, the site is ideally located within the scenic village of Sunbury Old Town with direct access to the River Thames. The village features a number of local shops, coffee shops, restaurants and public houses.

Sunbury Cross Shopping Centre is within 1.8 Kilometers featuring a plethora of shops including Marks & Spencer Food Hall, Halfords, Boots and KFC.

Sunbury Train Station is within 1.7 Kilometers, operated by South Western Railway with direct trains to London Waterloo via either Kingston-upon-Thames or Richmond.

There are a number of public and private schools within close proximity including Springfield Primary School, St. Ignatius Catholic Primary School, Meadhurst School and St Paul's Catholic College.

The site is also well situated for access to the M3, M25 and Heathrow Airport.

### Features

- Freehold Mixed-Use Development Opportunity
- Planning Consent for either 4nos. or 6nos. Apartments with a Commercial Unit
- Direct Access to the River Thames
- Located with the scenic village of Sunbury Old Town