



GUIDE PRICE

£1,500,000

Staines Road

Hounslow, TW3 3LH

**Shaw
& Co**

PROPERTY SUMMARY

-Planning approved for the construction of a four storey building, to provide ground floor commercial, with basement and eight residential apartments set over three floors.

-Planning reference: 01054/112/P7 Approved in Feb 2022.

-The building is currently unoccupied and has been for some years. Currently consisting of ground floor public house with basement, and the upper floors have been used as residential and are currently divided into 8 no. bedsit rooms. Providing a gross internal area of 4,520 sqft.

-The development is located on a corner of Hibernia and Staines Road, opposite Lidl Supermarket. The location provides excellent transport links to surrounding area, and a short walk from Hounslow High Street, Hounslow Central and East Tude Stations. scl-land

-CIL Charge £46,000

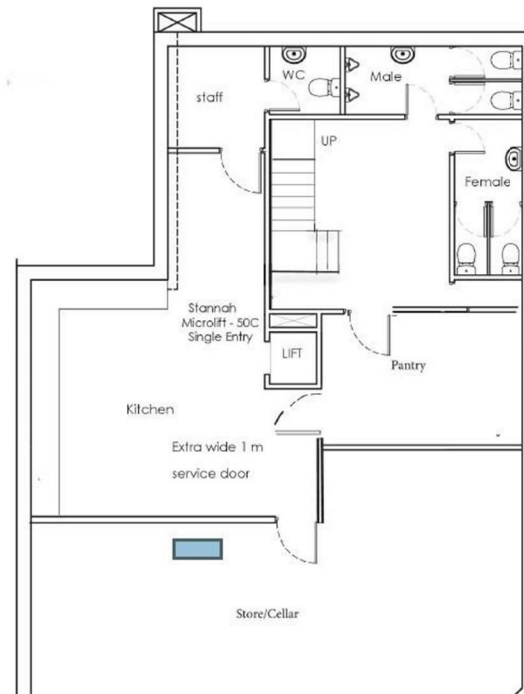
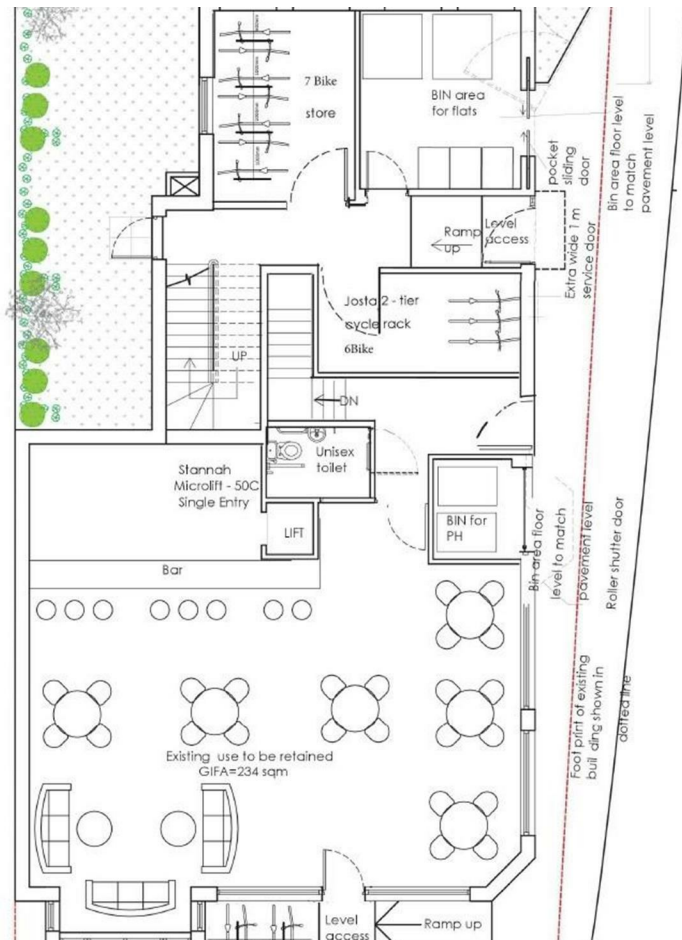
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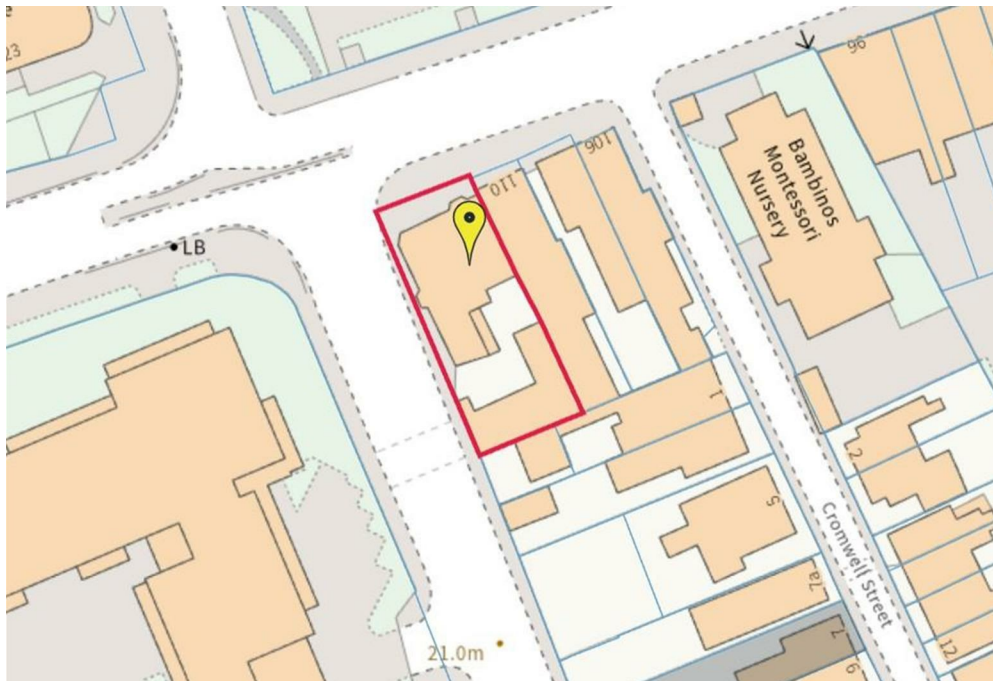


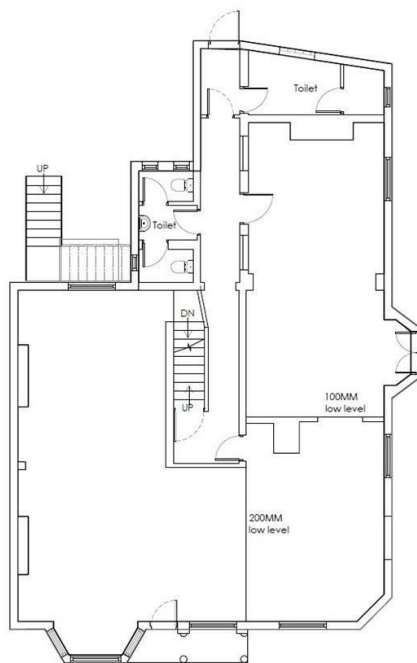
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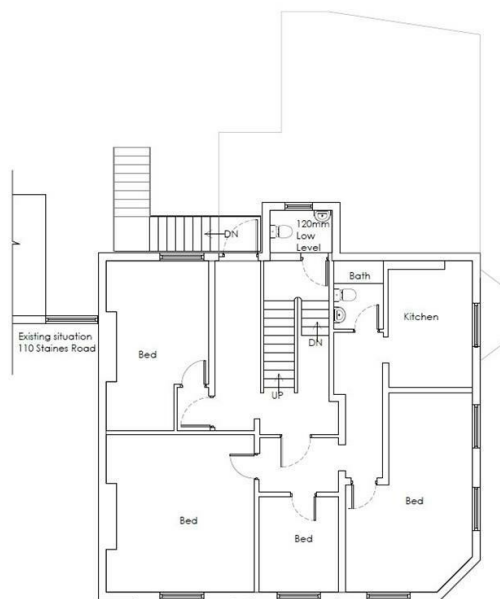
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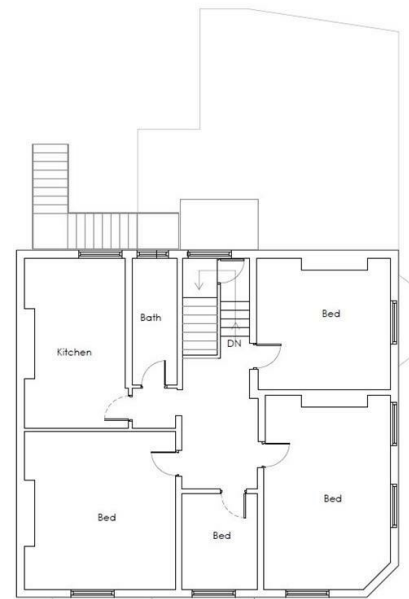




EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100



EXISTING SECOND FLOOR PLAN
SCALE 1:100

LOCAL AUTHORITY

Hounslow

TENURE

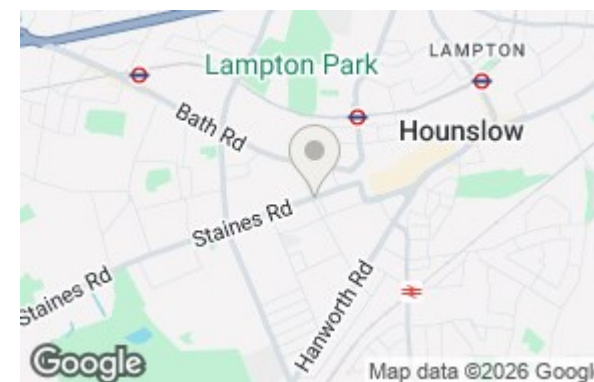
Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Shaw
& Co**
ESTATE
AGENTS

OFFICE ADDRESS

10 Central Parade
New Heston Road
Heston
Middlesex
TW5 0LJ

OFFICE DETAILS

02085707258
land@shawandcoestates.com
<https://www.shawandcoestates.com>