



2 Long Lane, Staines-Upon-Thames, TW19 7AA

Offers in excess of £375,000

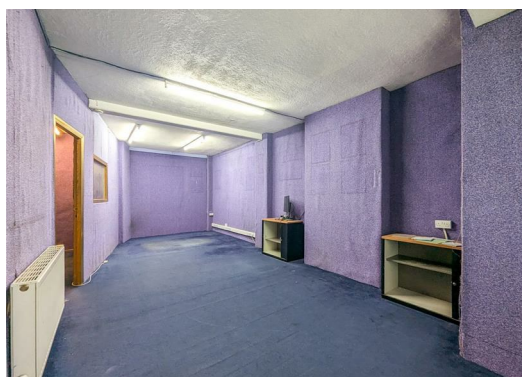
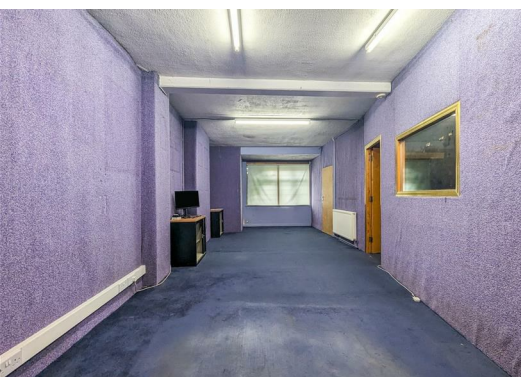
****COMMERCIAL PROPERTY****

Located in the heart of Staines-Upon-Thames, this commercial property on Long Lane presents an exceptional development opportunity for discerning cash buyers. Spanning an impressive 1,452 square feet, the space is thoughtfully designed with two reception rooms, providing ample room for various business ventures or creative projects.

The property features two well-proportioned bedrooms upstairs, which could be repurposed to suit your specific needs, whether that be for office space, meeting rooms, or additional storage. The single bathroom adds convenience for both staff and clients alike.

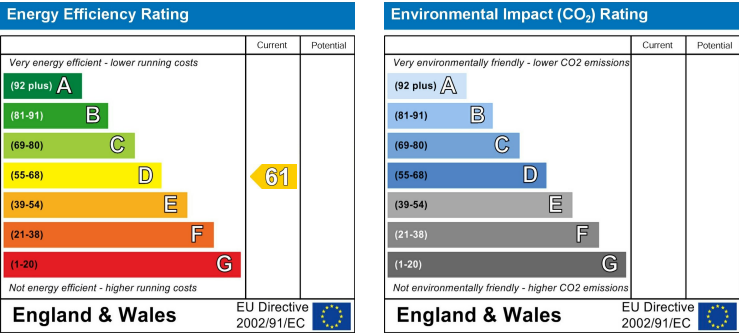
With its prime location, this property benefits from excellent visibility and accessibility, making it an ideal choice for those looking to establish or expand their business in a vibrant community. The potential for growth and development in this area is significant, offering a promising investment for the future.

This is a rare opportunity to acquire a versatile commercial space in a sought-after location. Whether you are an investor or a business owner, this property is sure to meet your aspirations. Do not miss the chance to explore the possibilities that await you at Long Lane, Staines-Upon-Thames.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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