

Lot 23

Vacant Possession

Former The Wheatsheaf PH, 1 Park Street,
Stanwell nr Heathrow, London TW19 7PB

Vacant Freehold Public House Investment



Key Details

- Former Public House in Popular Residential Area
- Includes Car Park and a four bedroom flat.
- **Approximate Gross Internal Area of 255.00 sq m (2,740 sq ft)**
- **Approximate Site Area is 0.16 Acres (0.06 Hectares)**
- **Residential or Hotel Redevelopment Potential (subject to consents)**
- **The adjoining self contained three bedroom house is available by separate negotiation.**

Location

Miles: 15 miles west of Central London
Roads: A308, A313, A30
Rail: Heathrow Terminal 5 (Piccadilly Line),
Staines-upon-Thames Train Station
Air: London Heathrow Airport

Situation

Stanwell is a popular predominantly residential town situated immediately south of Heathrow Airport and 15 miles west of Central London. The property is situated on the south side of Park Road (B378) at its junction of High Street and Town Lane.

Description

The property is a substantial detached two storey former Public House with a single storey extension to the rear. The ground floor comprises a trading floor separated into two areas with a large function room to the rear. The first floor comprises a four bedroom flat. The property also benefits from off street car parking for 12 cars. The total approximate site area is 0.16 Acres (0.06 Hectares).

The property may be suitable for conversion to residential or Hotel use, subject to obtaining the necessary consents. The adjoining self contained three bedroom house is available by separate negotiation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Former Public House	180.00 sq m	(1,940 sq ft)	VACANT
First	4 Bedroom Flat	75.00 sq m	(800 sq ft)	POSSESSION
Total Approximate Floor Area		255.00 sq m	(2,740 sq ft)	

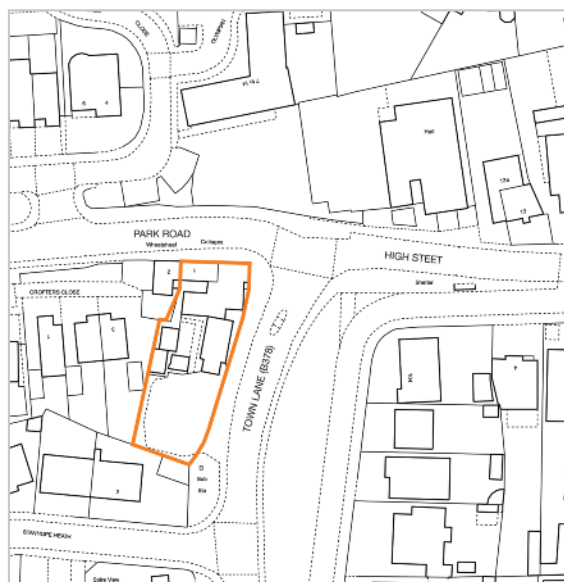
6 Week Completion

Energy Performance Certificate

Band C see legal pack

Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller an additional 2% of the purchase price and £2500 plus VAT as a contribution toward the Sellers costs.



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