

61-63 HIGH STREET

STAINES-UPON-THAMES, TW18 4QW



Retail investment opportunity with development potential (STP)

Lambert
Smith
Hampton

The Opportunity

- + **A prominent corner retail investment opportunity located on the High Street in Staines-upon-Thames**, close to the entrance to Elmsleigh Shopping Centre. Subject to the necessary consents, the property benefits from development potential on the vacant upper floors.
- + The property is located on land that extends to approximately **0.18 acres (0.07 hectares)** and currently comprises approximately **6,950 sqft (NIA)** of let retail space on the ground floor, and approximately **4,000 sqft (GIA)** of vacant office space on the upper two floors, which may be suitable for conversion to residential use STP.
- + The property benefits from a **car park to the rear with approximately 8 spaces**, currently occupied by B&Q.
- + There is a **new 10-year FRI lease** in place with B&Q Ltd, who occupies the ground floor. The lease was completed in December 2023 and expires on 30th October 2033 with a passing rent of £100,000 per annum. The lease is within the security of tenure provision of the Landlord and Tenant Act 1954, with a rent review due 30th October 2028. A tenant only break clause is exercisable on the 30th October 2028.
- + **Suitable for investment purposes and/or residential development (STP)**. Currently a valuable retail asset with scope to increase value through asset management or conversion (STP).
- + **Located on the High Street** in Staines-Upon-Thames, within the Borough of Spelthorne in Surrey.
- + Offers for the freehold interest are invited by informal tender by **12 noon on 27th November 2025**.

Description

The property occupies a prime 0.18 acre (0.073 hectare) corner plot on a prominent High Street location, adjacent to the entrance of Elmsleigh Shopping Centre in Staines-upon-Thames. Surrounding occupiers include well-known national retailers such as Caffè Nero, Santander, and McDonald's, contributing to strong footfall.

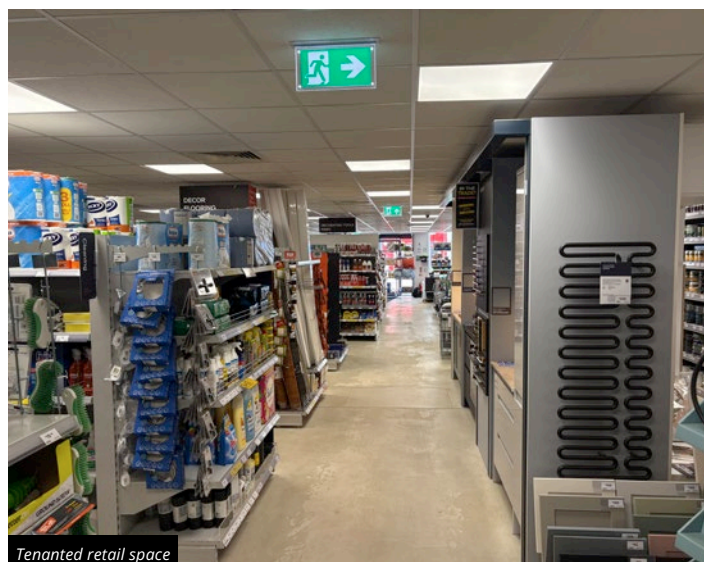
The building benefits from triple frontage, with its principal elevation facing the High Street and additional access points via Goodman Place and Elmsleigh Road. This strategic positioning enhances accessibility and development potential.

The property also benefits from a private rear car park, providing approximately 8 dedicated spaces, currently occupied by B&Q. An attractive amenity for both occupiers and future development schemes.

There is a new 10-year FRI lease in place with B&Q Ltd (D&B Rating of 5A1), who occupies the ground floor. The lease completed in December 2023 and expires on 30th October 2033 with a passing rent of £100,000 per annum. The lease is within the security of tenure provision of the Landlord and Tenant Act 1954, with a rent review due 30th October 2028. A mutual break clause is exercisable on the 30th October 2028.



Front elevation



Tenanted retail space



Vacant office space

Accommodation

The existing structure is a three-storey mixed-use building comprising:

Ground Floor: A well-proportioned retail unit currently let, offering the following net internal floor areas:

Space	Net internal floor area
Shop Frontage	Approx. 41 ft (12.50m)
Sales Area	Approx. 6,050 sq ft (560 sqm)
Ancillary Space	Approx. 900 sq ft (84 sqm)

Upper Floors: Two floors of vacant office accommodation, accessed via a dedicated entrance adjacent to the retail unit. The space totals approximately 4,000 sq ft (372 sqm) (GIA) and presents a significant opportunity for redevelopment or conversion, subject to planning. There is scope to extend over the flat roofs at the rear to increase usable floor area.



Side elevation



Roof exterior



Front elevation



Tenanted retail space



Tenanted retail space



Car park

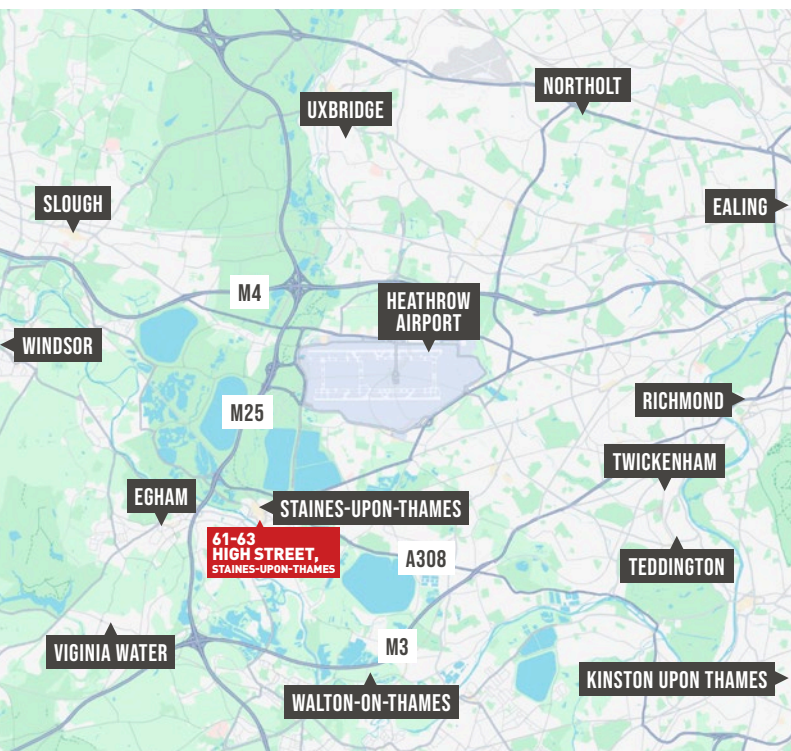


High street location

Location

The property is located on the High Street, a predominantly retail area comprising cafés, pubs, and shops. Its rear boundary adjoins Elmsleigh Road, which connects to Thames Street (A308) to the west. To the east lies a public walkway known as Goodman Place, while a similar retail unit occupies the adjoining plot to the west.

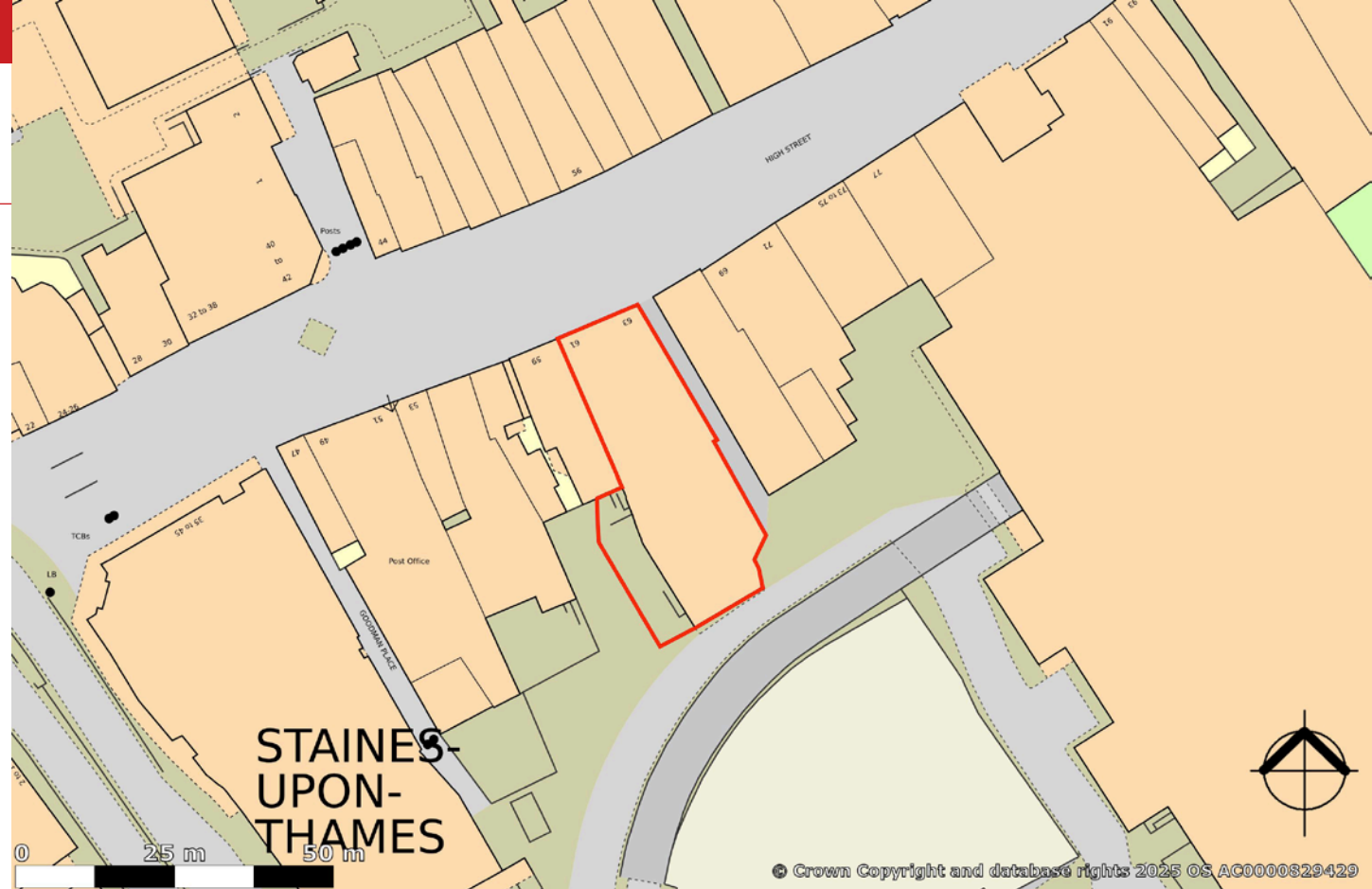
The property is surrounded by residential areas, with Staines railway station a 10-minute walk to the east, offering regular services to London, with a journey time of approximately 45 minutes to London Waterloo. The property benefits from excellent transport links, being just one mile east of the M25, which provides easy access to the wider road network.



Planning

The property is located within the administrative boundary of Spelthorne Borough Council, governed by the Local Plan adopted in 2009. While the site is not specifically allocated within the Local Plan, it is situated within the Primary Shopping Area as defined by Spelthorne Borough Council, and lies within a designated Key Employment Area, supporting its strategic importance for commercial and mixed-use development.

A previous planning application for the conversion of the upper floors into five residential flats was approved in February 2019 under reference 18/01749/PDO. This consent has since lapsed, but demonstrates precedent for residential use. Notably, the approved scheme did not utilise the full development potential, as it excluded the rear flat roof areas, which offer scope for further expansion, subject to planning.



Further Information

Terms

We are seeking offers for the freehold interest in the property. Offers are invited on an unconditional or conditional basis.

Guide Price

Upon application.

Tenure

Surrey County Council owns the freehold interest of the property, which is registered under Title number SY387512. Copies of the Title documents are available in the Data Room.

VAT

We understand that the property is not elected for VAT.

Method of Sale

The freehold interest in the property is being offered for sale by informal tender.

Clawback and Planning Overage

Bidders are encouraged to submit proposals for clawback and planning overage.

EPC:

The property has an Energy Performance Certificate (EPC) rating of C. Please find the EPC documents in the Data Room.

Deposit

A deposit of 10% of the purchase price is required and would be payable by the Purchaser to the Vendor on exchange of contracts.

Viewings

Viewings can be arranged for interested parties through the sole selling agent, Lambert Smith Hampton. Please contact Ben Evans (07752 461 786 / Bevans@lsh.co.uk) to book an appointment.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Data Room

Interested parties requiring access to additional documents and information, such as the Title Plan, Register and additional supporting documents, should register to access the Data Room.

Data Room: 61-63highstreetstaines.co.uk

Sales Process and Basis of Offer:

Offers are invited to acquire the freehold interest with the existing lease in place. Where a conditional bid is proposed, any conditions of offer must be clearly stated. All bidders are required to complete a Bid Submission Template, which is available in the Data Room. The template requires bidders to state the financial offer, details of any conditions, solicitor's details and proof of funding for the transaction.

Bidders should submit their bid by email to **Ben Evans (Bevans@lsh.co.uk)** and **William Collomosse (Wcollomosse@lsh.co.uk)** at Lambert Smith Hampton with subject reference: **"61-63 High Street, Staines – Bid"**. It is recommended that bidders make contact with Lambert Smith Hampton by telephone to confirm safe receipt of the email bid. Hard copies of any submissions should be sent to Lambert Smith Hampton, 55 Wells Street, London W1T 3PT, marked for the attention of Ben Evans, Development Consultancy.

All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

Contact

For more information please contact:

Ben Evans

✉ Bevans@lsh.co.uk
☎ 07752 461 786

William Collomosse

✉ Wcollomosse@lsh.co.uk
☎ 07752 793 482

Sean Prigmore

✉ Sprigmore@lsh.co.uk
☎ 07774 450 403

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