

37-45 HIGH STREET

FORMER DEBENHAMS STORE

STAINES, SURREY, TW18 4QU



FOR SALE ON BEHALF OF FIXED CHARGED RECEIVERS



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REAL ESTATE

A prominent freehold property set in the heart of Staines, offering 10,533 sq.m (113,376 sq.ft) across five floors with additional rear delivery yard and offered with vacant possession.



Executive Summary



BUILDING FROM SOUTH



BUILDING FROM NORTH

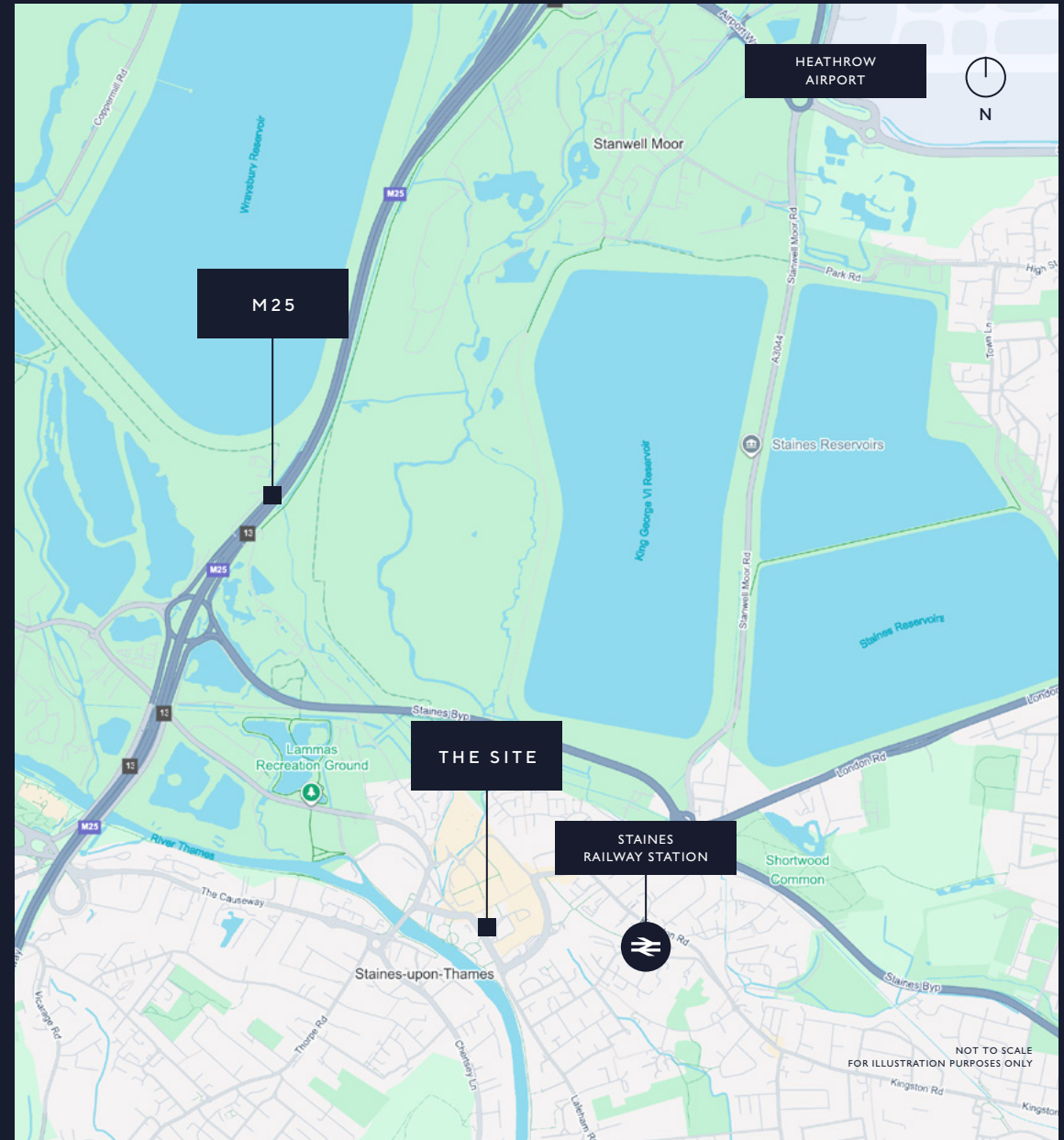
- Potential re-development opportunity located within the heart of **Staines-upon-Thames**.
- Existing detached property occupies a **0.79 acre site (0.13 acres held on a long leasehold basis)** and comprises 1960's department store comprising **10,533 sq m (113,376 sq ft) GIA** over five levels.
- Opportunity to reposition the building with change of use of the upper floors to residential or office space. Or to re-develop the whole site for an alternative new build scheme, subject to planning approval.
- Prominent Town Centre location benefitting from easy access to the M25, **3.5 km (2.2 miles)**.
- **Staines Railway Station** (35 minutes to London Waterloo) situated **1 km (0.6 miles)** from the site.
- Site allocated for redevelopment within Spelthorne Emerging Local Plan.
- For Sale Freehold with the benefit of vacant possession.

Location

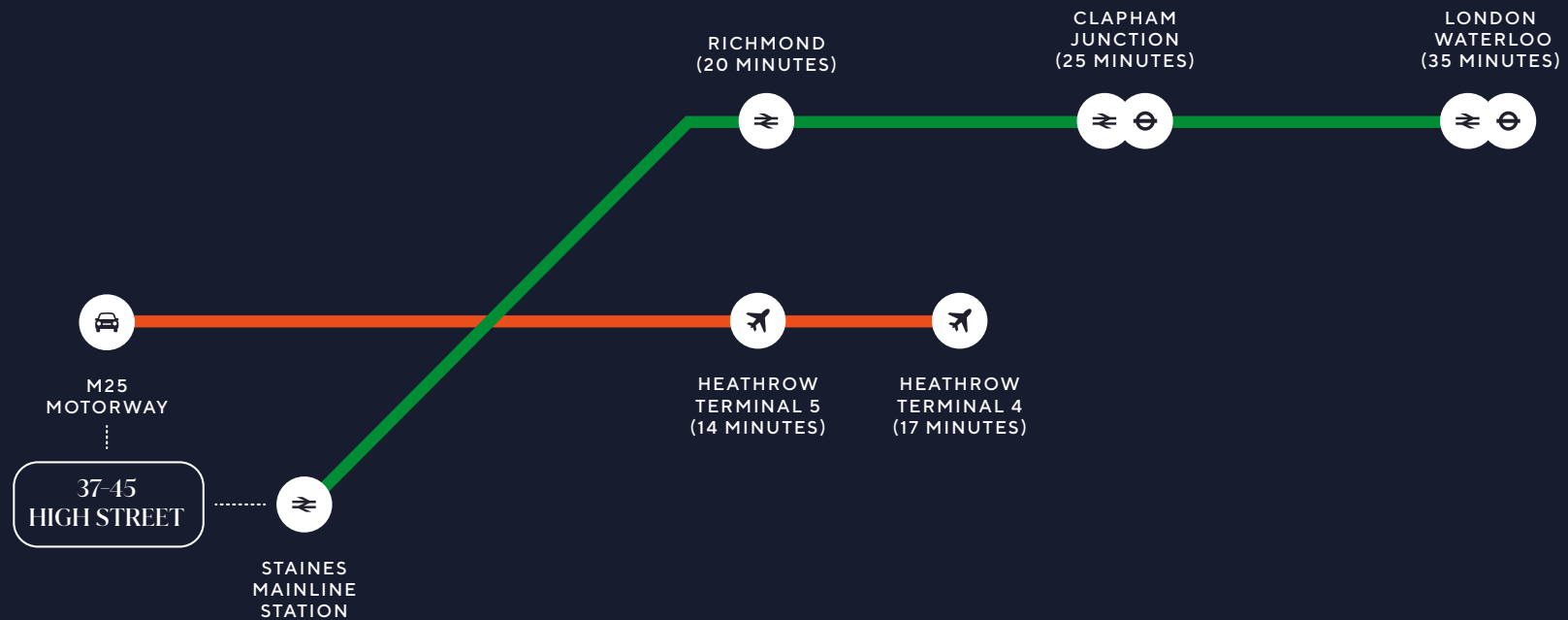
The property is located in the Town Centre at the Junction of High Street with Thames Street, which acts as a ring road around the main shopping and business district of **Staines** and sits within the jurisdiction of **Spelthorne Borough Council** in **Surrey**.

The property is very well served in terms of public transport with **Staines Mainline Station** located only **1 km (0.6 miles)** to the South-East providing direct access to **Central London (Waterloo station)** in only **35 minutes**. Staines is also well placed for easy access to junction 13 of the **M25 motorway**, which is **3.5 km (2.2 miles)** away and gives access to the wider motorway network to the North, South and West of England. **Heathrow Airport Terminals 4 and 5** are both within **7.25 km (4.5 miles)**.

The former Debenhams Store is located at the heart of **Staines Town Centre** close to it's vibrant shopping and leisure area. The area benefits from an excellent array of local shops along the High Street with the substantial **Elmsleigh Shopping Centre** offering well known brands such as Primark, Decathlon and Matalan. **The Two Rivers Shopping Centre** also offers a large Boots, and M&S Simply Food store. There is also a large Sainsbury's store approximately **500 m (0.3 miles)** from the building.



Transport Connectivity



● BY TRAIN ● BY CAR ○ THE PROPERTY

The Property:

The building is a 1960s department store comprising approximately **10,533 sq m (113,376 sq ft) GIA**, arranged over basement, ground, and three upper floors. This excludes the outbuildings and yard to the rear. The overall site occupies an total area of **0.66 acres**.

The existing building has almost **100% site coverage** and up until January 2021 was in use as a Debenhams department store. The site is allocated within the emerging local plan and could deliver a comprehensive residential-led, mixed-use scheme within the heart of Staines, although the planning authority have refused an application for a new-build residential scheme as detailed on the following page.

The whole of the main building is held on freehold title. There is also a small adjoining plot held on a **900 plus year lease** which covers a loading dock extension and driveway. The property sits within the wider **Staines Conservation Area**, however, it is allocated for redevelopment within the Spelthorne Emerging Local Plan.



CURRENT BUILDING



EXAMPLE FLOOR

EXAMPLE FLOOR

Planning

There have been two planning applications submitted in recent years, both of which have been refused.

The first, **21/O1772/FUL**, sought to demolish the existing structure and erect two residential towers (13 and 15 storeys) comprising **226 build-to-rent units**. This was refused in **June 2022**, with the main reasons outlined below:

1. **Heritage Impact**
2. **Overdevelopment**
3. **Affordable Housing Provision**

The developer's appeal was dismissed by the Planning Inspectorate in July 2023.

The second application under ref **24/O0901/PAP** was for Prior Approval for the Conversion of the first, second and third floors of the existing building to create 63 self-contained apartments (Use Class C3), retaining two retail units on the ground floor. This was refused by Spelthorne Borough Council on the following grounds.

1. **Heritage Impact**
2. **Lack of Parking Provision**
3. **Amenity Concerns**

We have taken advice from **Dara Planning Consultants** who stated: "We don't see any reason why the Class MA couldn't be achieved here provided you submitted a robust application. It looks like a "light touch" approach was taken to the previous application which is not uncommon where clients want to try and save money. Unfortunately, PD is becoming more difficult, and it is increasingly more important that a robust pack of information is submitted to enable the council to positively determine applications, or at least, as you say, have a defensible position at appeal."

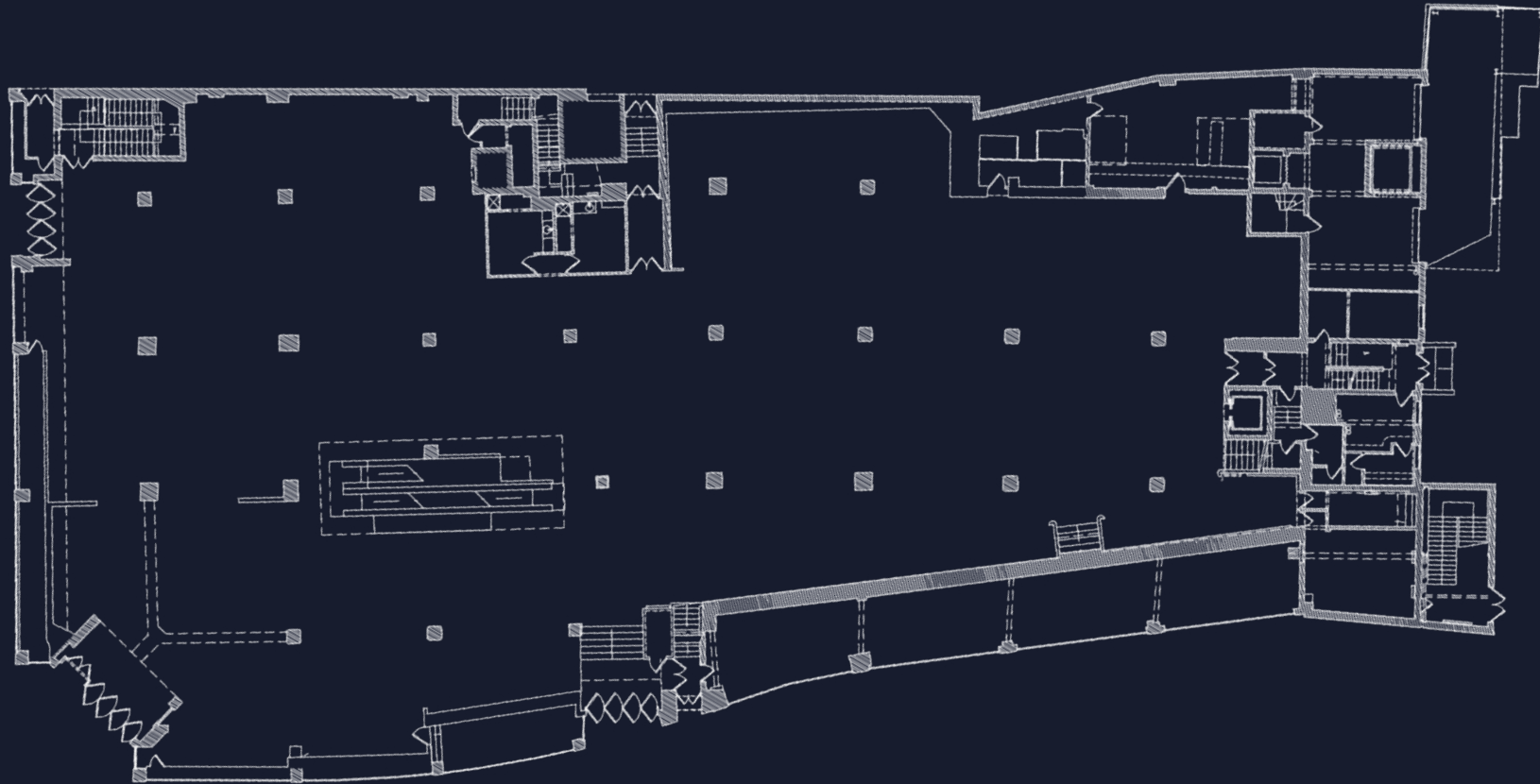
Whilst no approach has been made to the Local Planning Authority, there is a wonderful opportunity to reposition this asset / site through a formal planning application process. Options include; retaining retail on the ground and lower ground floors with conversion of the upper floors and possible new build extension to residential or a full application for a residential led scheme of either flats, co-living or Purpose Built Student Accommodation (Royal Holloway University is 4 km (2.6 miles) away. Purchasers will need to make their own enquiries regarding planning.

Floorplan: Basement



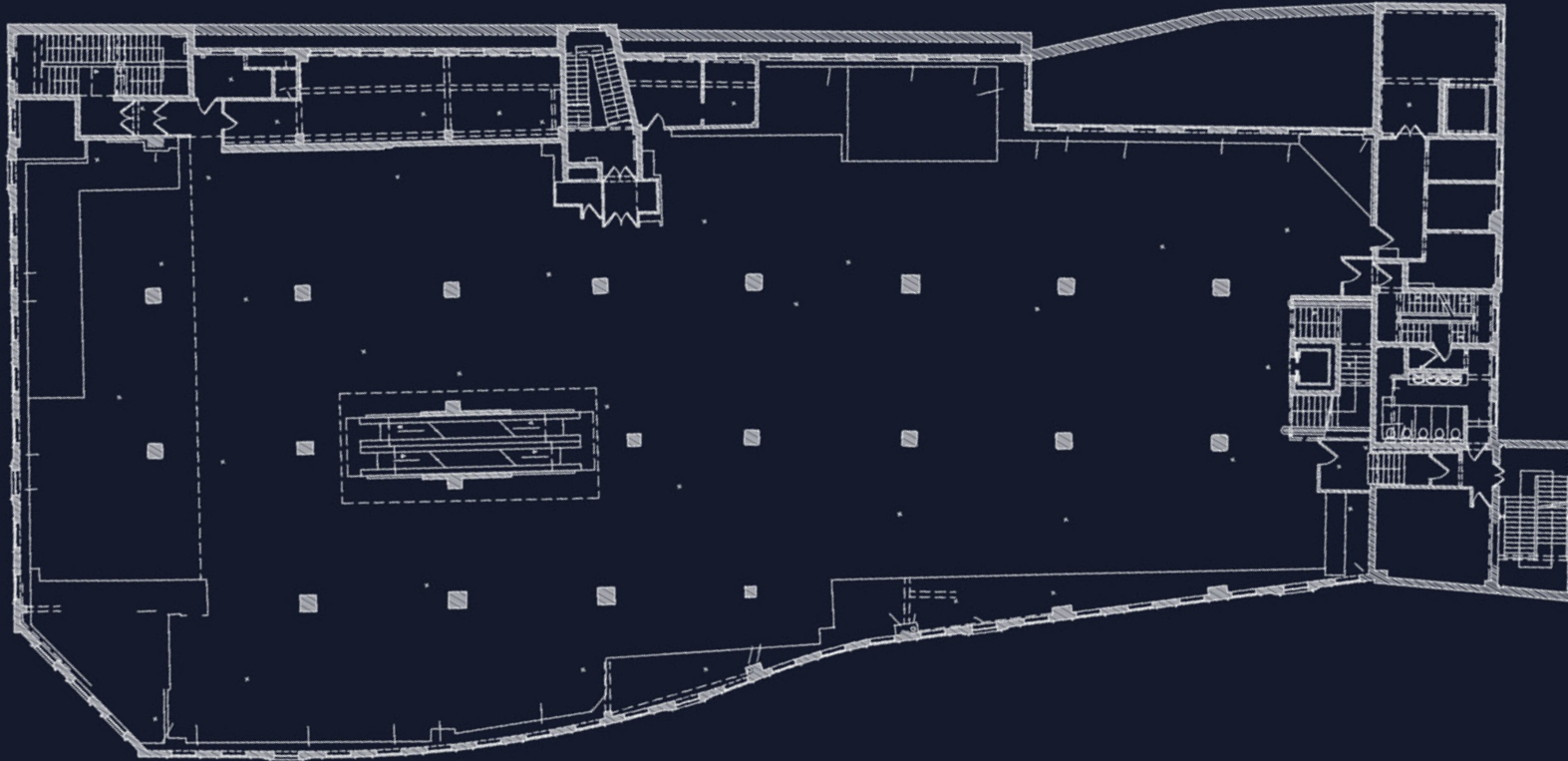
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Floorplan: Ground Floor



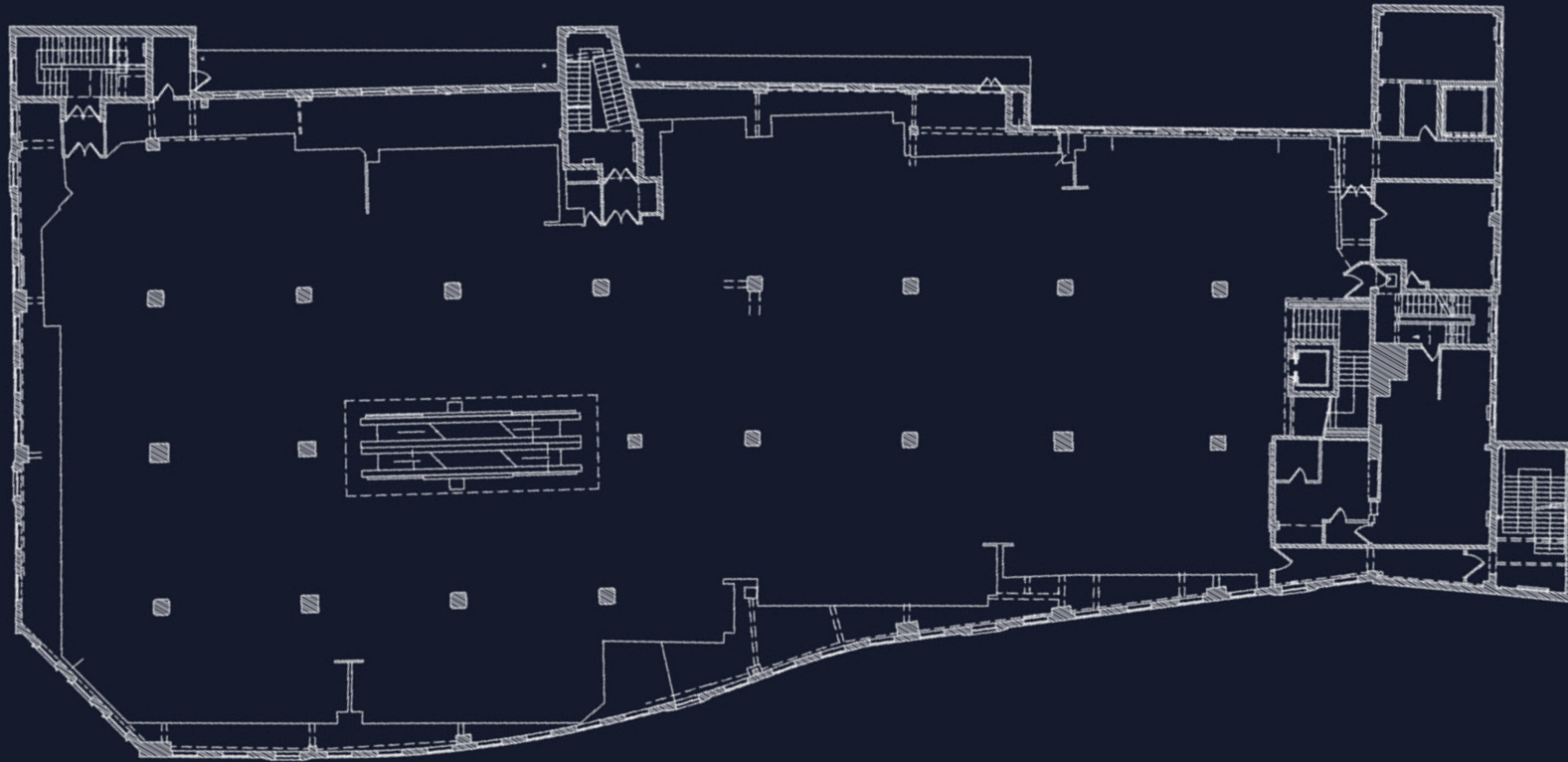
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FOR ILLUSTRATION PURPOSES ONLY

Floorplan: 1st Floor



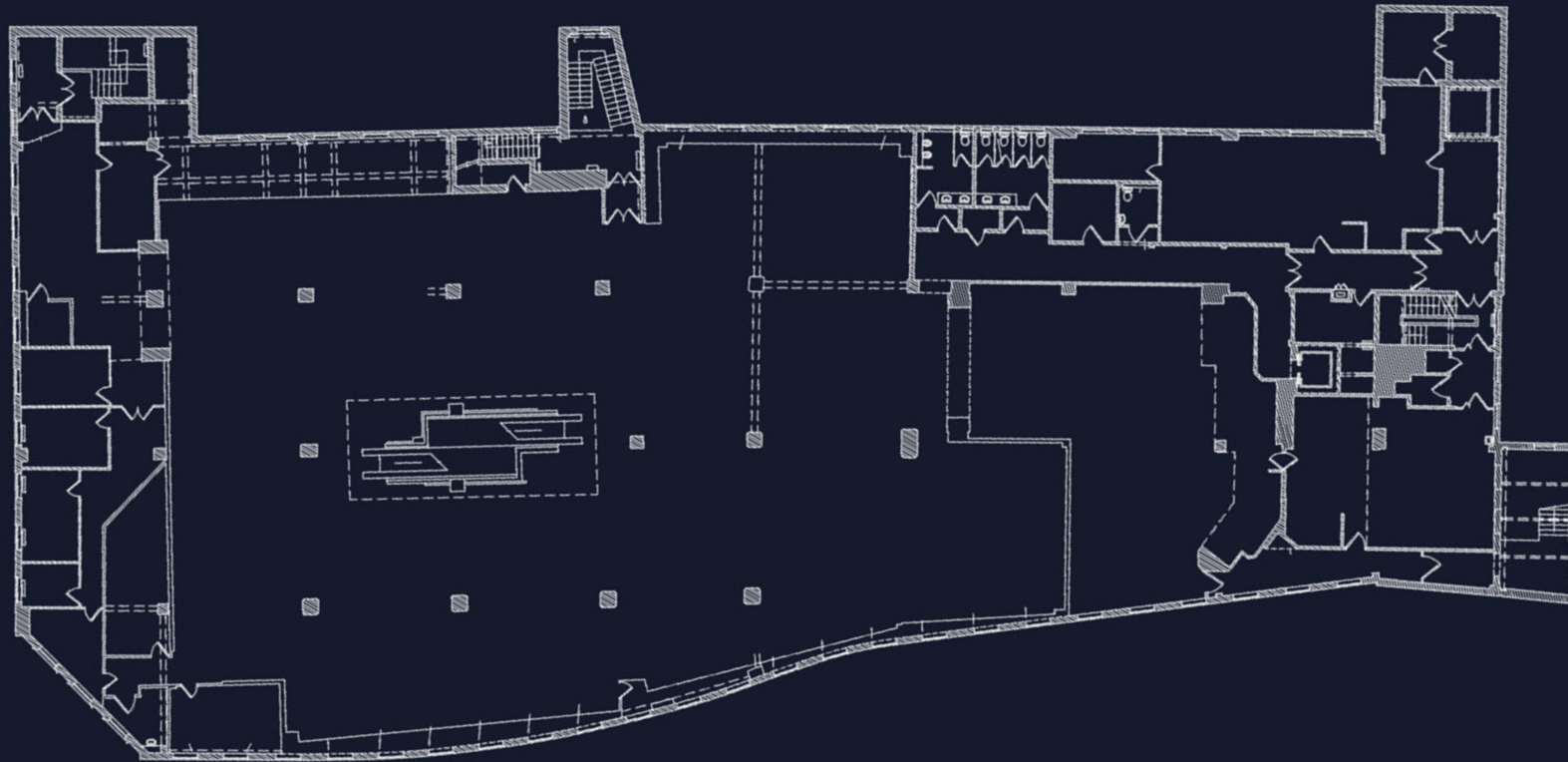
FOR ILLUSTRATION PURPOSES ONLY

Floorplan: 2nd Floor



FOR ILLUSTRATION PURPOSES ONLY

Floorplan: 3rd Floor



FOR ILLUSTRATION PURPOSES ONLY

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**Indicative Funding Terms available – please contact Adam Brews,
Head of Capital Advisory, to discuss funding options.**

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The property is being sold by Fixed-Charge Receivers who act at all times as agents for the registered owner of the property and neither of the Fixed-Charge Receivers or their Estate Agents shall have or incur any personal liability under, by virtue of or in connection with the property.

The Fixed-Charge Receivers and their Estate Agents have limited knowledge of the property and are therefore not able to provide responses to CPSE's or warranties of any kind. The Purchaser will be acquiring the Property only. No Chattels will be included as part of the sale.

The Misrepresentation Act 1967.

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November 2025

Method of Sale

This property will be sold by way of informal tender on behalf of Fixed-Charge Receivers.

Tenure

The site is being sold freehold with vacant possession.

Guide Price

We are instructed to invite offers for the freehold interest, subject to contract.

VAT

TBC

Viewings

Viewings are strictly by appointment only, please contact the sole selling agents to arrange an inspection if required.

Legal Costs

Each party is to bear their own legal costs.

Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Further Information

Further plans and information are available by clicking here