

Location

Staines is a major retail and commercial office centre having a vibrant High Street and both the Elmsleigh Centre and Two Rivers Retail Park with a Vue Multiplex Cinema, at its heart. The property is situated in the heart of the commercial area amongst several major office occupiers including Regus and Menzies. In addition, there are large residential areas immediately adjacent to the property including the Moormede Estate, several new developments including Berkeley Groups Eden Grove along with The Wraysbury and Venture House developments. The property is in a very prominent position fronting London Road one of the main roads into the town from the A30/Crooked Billet roundabout.

Situated just to the south of Heathrow Airport, the town also benefits from good communications being less than 1 mile from Junction 13 of the M25 Motorway and A30 trunk road. Staines railway station provides a fast and frequent service to London Waterloo, Reading and Windsor.

Description/Accommodation

The property comprises ground floor lock up E Class retail unit. The unit has a glazed shop front while internally the unit has the benefit of heating, LED lighting and flooring. WC and kitchen accommodation is provided in the unit. A rear door access facilitates loading. The properties has the following approximate floor areas:-

Main Retail area	370 sq. ft.
Rear office/store	170 sq. ft.
Ancillary	<u>65 sq. ft.</u>
Total	605 sq. ft.

In addition a residential flat may be made available at additional cost.

Terms

The property is available to let effectively on a Full Repairing and Insuring Lease for a term to be agreed between the parties. Rent reviews will be at 5 yearly intervals. **The Residential Flat above may be made available in conjunction with the unit at additional cost.**

The landlord levies a service charge to cover the cost of insurance and maintenance of the common parts.

Rent upon application. Rents are subject to VAT.

Planning

The units have an E Class Retail consent, however other uses will be considered

Rateable Value

Rateable Value £8,800. Poundage 2023/24 £0.49.9p

The tenant is likely to be able to claim Small Business Rate Relief. Details on application

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction.

Viewing

Strictly by prior appointment with sole agents:-

Butters Associates

80 High Street

EGHAM TW20 9HE

Contact: **John Butters**

Email: info@buttersassociates.co.uk

Tel.01784 472700, Mob 07775 676322