

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. Wetherspoons and Turtle Bay anchor the west end of the High Street and the property is immediately opposite with a traffic light-controlled pedestrian crossing immediately outside of both. Other occupiers in the vicinity include **Creams, Howdens Insurance, Headmasters, new letting to Viridi Aesthetics, Nationwide Building Society, Cash Converters and WH Smiths/Post Office and recently opened Kentucky Fried Chicken.**

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 the last ground floor lock up E Class retail unit. The unit has a glazed shop front while internally the unit has been stripped out ready for re-fitting. Capped off services for Electricity Water and WC accommodation are provided in the unit. Double door rear access facilitates loading. The property has the following approximate floor area:-

Unit 4 Ground floor **Total 1410 sq.ft. (131 sq.m.)**

Terms

The unit is available to let on a new Internal Repairing and Insuring Lease for a term to be agreed between the parties. Rent reviews will be at 5 yearly intervals.

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 unit has an E Class Retail consent, however other uses will be considered but NOT catering.

Rateable Value

TBA as ground floor is being split from first floor. Poundage 2023/24 £0.51.2p

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 agent,

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