

Unit 1, Eden Grove

London Road, Staines-upon-Thames, TW18 4AE

Commercial unit within new Eden Grove residential development

1,838 sq ft
(170.76 sq m)

- Commercial units within new residential development
- Ideal for shops, restaurants and offices
- Prominent frontage on London Road
- E-class units provided in shell form

Summary

Available Size	1,838 sq ft
Rent	£54,000.00 per annum
Business Rates	Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
VAT	Applicable
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

These ground floor commercial units, situated within the newly developed Eden Grove residential complex, offer versatile E-class commercial space. The Eden Grove development will provide 489 residential units, housing 1,173 people.

These units will be delivered in a shell condition, with capped-off services. Units are equipped to accommodate extraction systems, with unit 1 benefiting from use of a commercial bin store.

Location

Units benefit from prominent frontage along London Road, a main thoroughfare into Staines-upon-Thames town centre, offering high visibility and accessibility.

Eden Grove is located at 15-51 London Road, 0.3 miles from Staines-upon-Thames train station which provides regular services to London Waterloo and Reading. Junction 13 M25 is within a 3 minute drive, which provides easy access to Heathrow Airport (10-minute drive) and the wider motorway network.

Terms

The units are available via a new lease directly with the Landlord, with terms to be agreed.

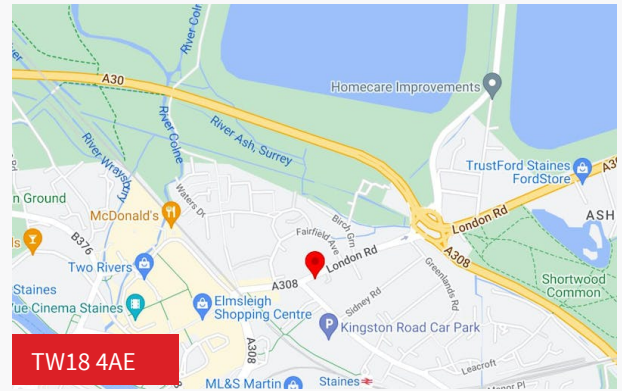
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the transaction.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Piers Leigh
01483 730060 | 07967 726301
pleigh@curchodandco.com

Joseph Smith
01483 730060 | 07808 896311
jsmith@curchodandco.com

More properties @ [curchodandco.com](https://www.curchodandco.com)

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 24/04/2024

