

## Location

Staines, situated just to the south of Heathrow, is a major retail and commercial centre having both the Two Rivers and Elmsleigh Centres at its heart. At its west end the High Street opens out into the conservation area of the Market Square the heart of the A3 circuit with Wetherspoons, Pizza Express, Slug and Lettuce and Topps Pizza to name a few. Other occupiers in the vicinity include Reed PLC, Coral, Bensons for Beds, Headmasters and Debenhams.

It also has a large office base with occupiers including Bupa, British Gas, Del Monte, Ricoh and Samsung.

The town 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 and Reading.

## Description

The ground floor unit form part of an attractive listed development of a former public house with residential above situated in a very prominent position fronting High Street/Clarence Street at its entrance to Market Square. The unit has for a number of years previously traded as a public house however more recently it was a cafe and childrens activity centre. There is a kitchen to the rear while male and female toilets are arranged at first floor level. A disabled toilet is located on the ground floor.

It can be let as a whole or it can be divided and is suitable for a variety of retail (**A1,A2,A3,A4**) or leisure (**D1**) uses subject to planning permission

Loading is situated at the rear. Limited car parking is available on site and close by in a number of public car parks.

## Accommodation

The accommodation **totals circa 2,800 Sq. Ft.** however consideration will be given to splitting the space in a variety of ways to suit individual requirements to provide a **unit from circa 750 Sq. Ft.**

## Terms

The property is available to let for immediate occupation on flexible leases for terms to be agreed between the parties. Leases will incorporate rent reviews at periodic intervals. The landlord will levy a service charge to cover the cost of insurance and maintenance of the common parts.

Rent upon application. The landlord charges V.A.T.

## Legal Costs

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

## Business Rates

The Rateable Value is to be advised.

## Viewing

Strictly by prior appointment with the landlords' agents:-

Butters Associates  
7c, 80 High Street  
EGHAM  
Surrey TW20 9HE

Contact John Butters  
Email [Info@butterassociates.co.uk](mailto:Info@butterassociates.co.uk)  
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