

Location

The property is situated in a prominent position on one of the main roads leading to Staines town centre and Staines Station on Kingston Road close to its junction with Worple Road. Staines is a major retail and office centre and the area surrounding the property is densely populated. Nearby occupiers include Coral. Subway and Herbies Pizza. A new Co-op is due to open opposite shortly.

Situated just to the south of Heathrow Airport, the town also benefits from good communications being approximately 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 a ground floor lock up A1/A2 retail/office unit. The unit has a glazed shop-front with a central entrance door and a glazed return frontage window to Stainash Crescent. The retail area is in clear space. To the rear is a store room with a tea station and a staff WC. In addition there is a disabled WC off the retail area along with a cleaner's cupboard. The unit has plastered walls and suspended ceiling with lighting. The shop floor is currently tiled while the rear areas have vinyl floor coverings. Rear access is gained along the rear of the parade.

The property has the following floor area:-

Retail area	770sq.ft.
Store/ ancillary inc. WCs	<u>320sq.ft.</u>
Total	1,090sq.ft.

Terms

The accommodation is available on a new effectively Full Repairing and Insuring Lease with rent reviews at 5 yearly intervals on terms to be agreed between the parties. Rent £21,500pax. Please note a 6 month rent deposit will be required by the Landlord along with satisfactory references.

The landlord levies a service charge to cover the cost of insurance and maintenance of the common parts. The Landlord does not charge VAT on rents etc.

Planning

The unit has an A1/A2 retail/office consent.

Rateable Value

RV £16,000. Poundage 2019/2020 £0.50.4p

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

7c, 80 High Street

EGHAM

TW20 9HE

Contact: John Butters

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