

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, William Hill, Subway and Herbies Pizza.

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 retail unit. The unit is in clear space to allow for a tenants' fitting out. To the rear is a tea station and WC accommodation. The unit has a glazed shop-front with a central entrance door. In addition the unit has plastered walls and suspended ceiling with lighting. The floor is of concrete allowing a tenant to fit-out to their choice.

To the rear of the property is a paved forecourt on which there is a timber shed for additional storage and a car parking space. Rear access is gained along the rear of the parade.

The property has the following floor area:-

Retail area inc. WC **690sq.ft. (64 sq.m.)** + addition storage shed of 70sq 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 £16,000pax. 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. VAT may be payable on rents etc.

Planning

The unit has A1 retail consent however other uses may be available, subject to planning permission.

Rateable Value

RV £12,250. Poundage 2017/2018 £0.47.9p

Legal Costs

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

Viewing

Strictly by prior appointment with joint sole agents:-

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

or Deriaz Campsie
01753 854555

Contact: John Butters

Email: john@buttersassociates.co.uk

Tel. 01784 472700 or Mobile: 07775 676322