

Location

Staines is a major destination retail and commercial centre having both the Elmsleigh Centre and Two Rivers Retail Park with a Vue Multiplex Cinema 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 Pizza Express, Slug and Lettuce and Wetherspoons to name a few. Other occupiers in the vicinity include Creams desert bar, Bathstore.com, A-Plan Insurance, Mail Boxes, Games Workshop, Headmasters and Debenhams.

The town has also attracted several large international office occupiers including Centrica, Hitachi Finance, Bupa, Future Electronics and Samsung.

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

The property comprises a ground floor lock up restaurant/retail unit situated in a prominent position on one of the main roads in the town centre with a side aspect giving views over the River Colne. The unit has been established and traded as an Italian restaurant for over 20 years.

The unit has the benefit of a timber and glazed shop front which leads into the main restaurant area which runs the depth of the building with a veranda providing river views at the rear. The unit has air conditioning to the main area, ceilings incorporating lighting and tiled flooring throughout. There is an extensive kitchen, preparation and storage area to the rear. Male and female cloakroom facilities are provided within the unit

Accommodation

Ground floor restaurant inc. kitchen, preparation, stores and ancillary, **1,300 Sq.Ft.**

Terms

The unit is available to let on a new effectively full repairing and insuring lease incorporating rent reviews, for a term to be agreed between the two parties. Rent upon application. VAT may be chargeable on rents.

The landlord will levy a service charge to cover the cost of insurance and maintenance of the common parts.

.Rateable Value

Ground floor rateable value £17,250 2018/19 poundage £0.49.3p

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
Surrey, TW20 9HE

Contact John Butters
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