

STAINES
21b Clarence Street
TW18 4SU



COMMERCIAL PROPERTY CONSULTANTS

01784 472700

www.buttersassociates.co.uk

TO LET

Prominent A3 Restaurant/Retail Premises

1,300 Sq.Ft. (120 Sq.M.)

Also suitable for A1, A2 or A5 uses



- **Prominent position on main route into town, close to offices**
- **Views Overlooking River Colne**
- **Close to Vue Cinema, on A3 circuit, opposite Pizza Express**
- **Close to Wetherspoons, Slug & Lettuce & Roshni's**
- **Near to Creams Desert Bar, Headmasters, Games Workshop**
- **Available on New Lease on Flexible Terms**

7c, 80 High Street, Egham, Surrey TW20 9HE

Code of Practice for Commercial Leases.

As responsible head tenant, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecodeew.co.uk or obtained from the **Royal Institution of Chartered Surveyors** (tel: 020 7334 3806).

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