CLASS E OPPORTUNITY STAINES

UNIT 24 SOUTH MALL

SUBJECT TO VACANT POSSESSION

Description

The Elmsleigh Centre provides approximately 260,000 sq. ft. of covered retail benefitting from a multi-storey car park of approximately 510 spaces and adjacent to the town's primary bus station and other supporting surface and multistorey car parks. The Elmsleigh Centre is directly opposite the entrance to Two Rivers.

Notable retailers within the scheme include H&M, Muffin Break, Primark, Holland & Barrett, Costa, o2 and Superdrug.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The shop is arranged on ground floor and offers the following approximate area :

Ground Floor

826 sq. ft. (76.73 sq. m)

Lease

The property is available by way of a new effective full repairing insuring lease for a term to be agreed.

Rent

£12,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £6,125.84 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£8,600
UBR (23/24)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

Nicole de Blaquiere 07789 478916 nicole.deblaquiere@greenpartners.co.uk

Mike Willoughby 07810 480291 mike.willoughby@greenpartners.co.uk

Or, AGL, contacting:

Mark Talbot07721 868838mark.talbot@agl-London.co.uk

Subject to Contract

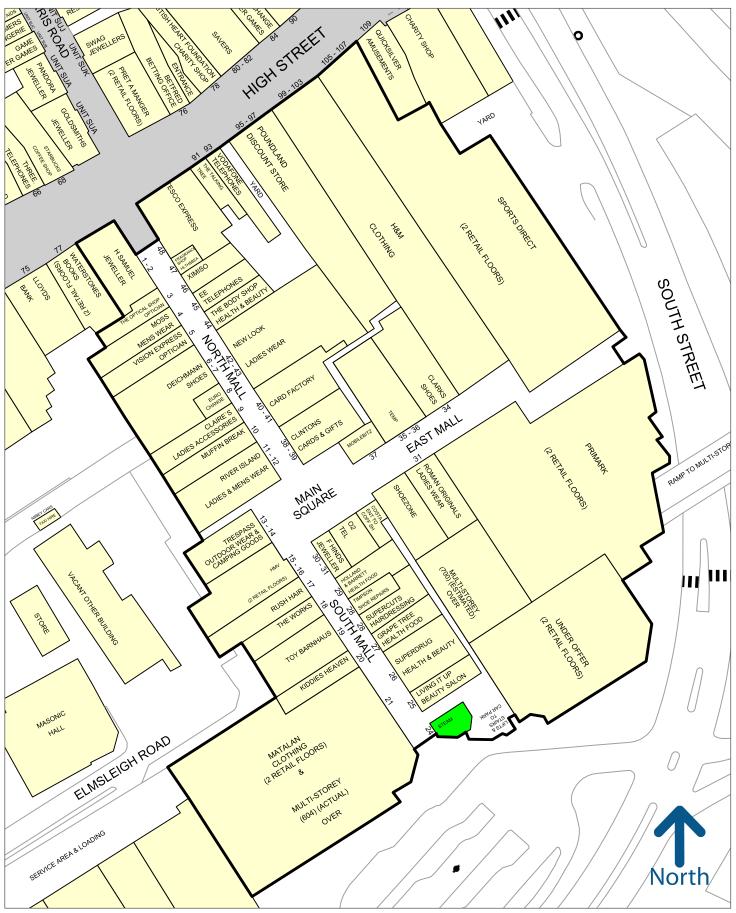


020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.









50 metres Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885 Experian Goad Plan Created: 28/02/2023 Created By: Green and Partners

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011