

CLASS E OPPORTUNITY

STAINES

UNIT 9

ELMSLEIGH CENTRE

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 premises are arranged on ground and first floors, comprising the following approximate areas:

Ground Floor	1,467 sq. ft.	(136.28 sq. m)
First Floor	265 sq. ft.	(24.61 sq. m)
TOTAL	1,732 sq. ft.	(160.90 sq. m)

Lease

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

Rent

£50,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £13,680 per annum.

Business Rates

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

Rateable Value	£39,500
UBR (26/27)	0.382p

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

EPC

The property has an EPC rating of D 84. 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:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

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

Or, **AGL**, contacting:

Mark Talbot **07721 868838**
mark.talbot@agl-London.co.uk

Subject to Contract

