

## CLASS E OPPORTUNITY

## STAINES

## UNIT 35/36

## EAST MALL

**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 multi-storey car parks. The Elmsleigh Centre is directly opposite the entrance to Two Rivers.

Other notable retailers within the scheme include **H&M, Muffin Break, Primark, Holland & Barrett, Costa, o2, Superdrug, Sports Direct** and many other multiples retailers.

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

**Accommodation**

The shop is arranged on ground, first and second floor accommodation providing the following net internal approximate areas:

Ground Floor Sales	3,817 sq. ft.	(354.61 sq. m)
First Floor Ancillary	1,305 sq. ft.	(121.24 sq. m)
Second Floor Ancillary	2,086 sq. ft.	(193.79 sq. m)

There is the potential to sub-divide the premises into two units, comprising the following approximate net internal areas and dimensions:

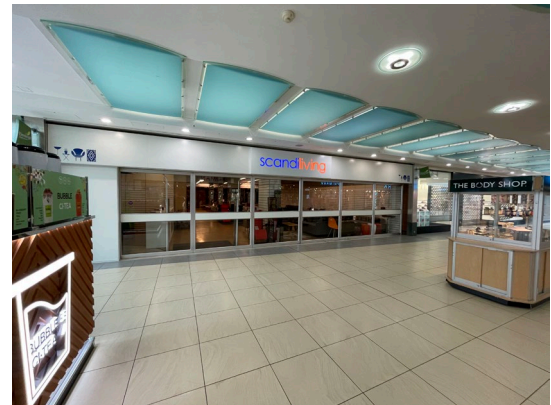
**Unit 35**

Ground Floor	2,200 sq. ft.	(204.46 sq. m)
First Floor	670 sq. ft.	(62.26 sq. m)

**Unit 36**

Ground Floor	1,500 sq. ft.	(139.40 sq. m)
First Floor	1,100 sq. ft.	(102.23 sq. m)

*Subject to Contract*

**Lease**

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

**Rent**

Upon application.

**Service Charge**

The current service charge for the financial year is £42,393 per annum.

**Business Rates**

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

<b>Rateable Value</b>	£64,000
<b>UBR (24/25)</b>	0.546p

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

**EPC**

The property has an EPC rating of D 76. A full report is available upon request.

**Viewing**

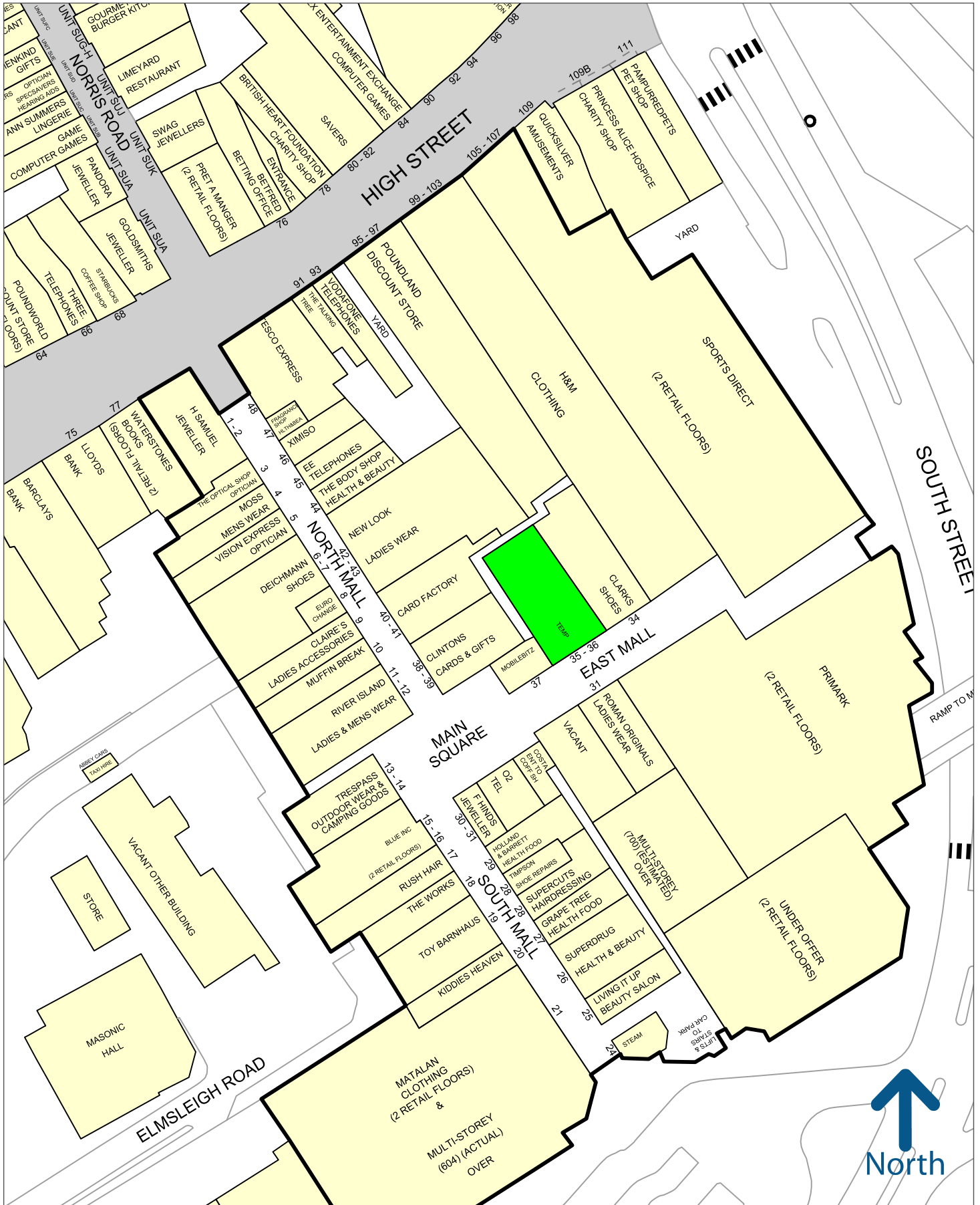
Strictly by appointment through joint agents, **Green & Partners**, contacting:

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

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

Or, **AGL**, contacting:

**Mark Talbot/Chris Hovington** **020 7409 7303**



50 metres

Experian Goad Plan Created: 25/04/2022  
Created By: Green and Partners



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