

PRIME SHOP TO LET

STAINES

UNIT 46, NORTH 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 adjacency 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. Notable recent lettings include:

PRIMARK - 50,000 sq. ft.

H&M - upsized to 20,000 sq. ft.

DECATHLON - planned opening of 18,000 sq. ft. at rear of South Mall.

Other notable retailers within the scheme include: **Marks & Spencer, New Look, TopShop/TopMan, Monsoon/Accessorize, River Island, Clinton Cards, Ernest Jones** and many other multiples retailers. The Centre benefits from an annual footfall of approximately 7.5 million.

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

Accommodation

The shop as currently configured is arranged on ground and first floors and offers the following approximate areas and dimensions:

Net Internal Width	18 ft 8 ins	(5.69 m)
Shop Depth	37 ft 4 ins	(11.38 m)
Ground Floor	945 sq. ft.	(87.79 sq. m)
First Floor	561 sq. ft.	(52.12 sq. m)

Lease

The property is available by way of a new effective full repairing and insuring lease for a term of 10 years, subject to an upward only rent review in the 5th year.

Rent

£72,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £10,240.87 per annum exclusive.

Business Rates

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

Rateable Value	£47,250
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of C59. A full report is available upon request.

Viewing

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

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Or, **AGL**, contacting:

Mark Talbot/Anthony Williams
020 7409 7303

Subject to Contract

PRIME SHOP TO LET

STAINES

UNIT 35/36, EAST MALL

NEW **DECATHLON** TO ANCHOR SOUTH MALL**EPC**

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

Viewing

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

Mike Willoughby 020 7659 4827

mike.willoughby@greenpartners.co.uk

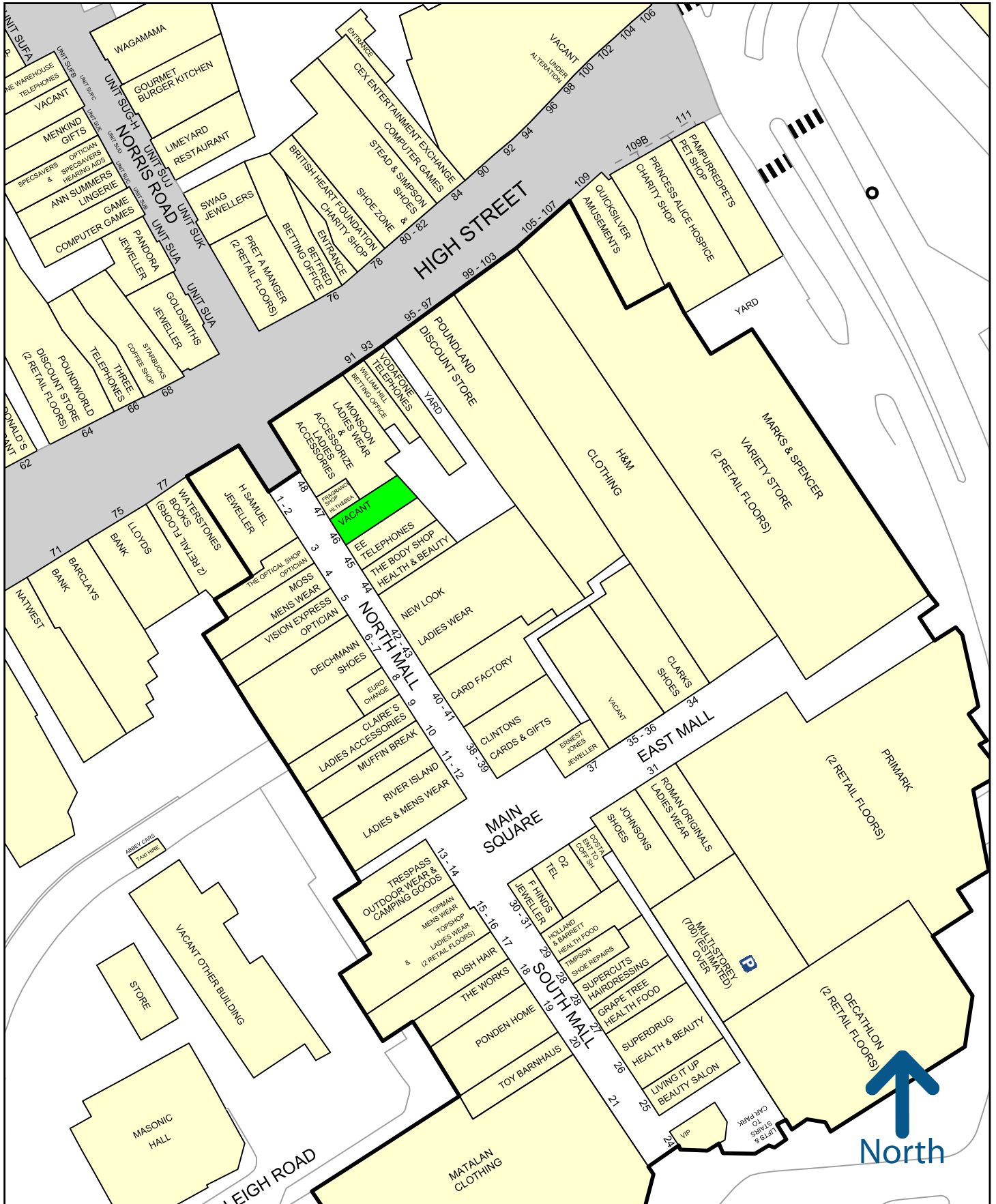
Harry Silcock 020 7659 4839

harry.silcock@greenpartners.co.uk

Or, **AGL**, contacting:

Mark Talbot/Anthony Williams 020 7409 7303

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50 metres

Experian Goad Plan Created: 19/02/2019
Created By: Green and Partners

