

# CLASS E OPPORTUNITY

## STAINES

### UNIT 15/16

### SOUTH 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** 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 floors and offers the following approximate areas and dimensions:

<b>Ground Floor</b>	3,834 sq. ft.	(356.19 sq. m)
<b>First Floor</b>	2,332 sq. ft.	(216.65 sq. m)
<b>Second Floor</b>	2,335 sq. ft.	(216.93 sq. m)

#### 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 £47,148 per annum.



#### Business Rates

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

<b>Rateable Value</b>	£79,000
<b>UBR (24/25)</b>	0.546p

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

#### EPC

An Energy Performance Certificate 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 Blaquiére** 07789 478916  
nicole.deblaquiere@greenpartners.co.uk

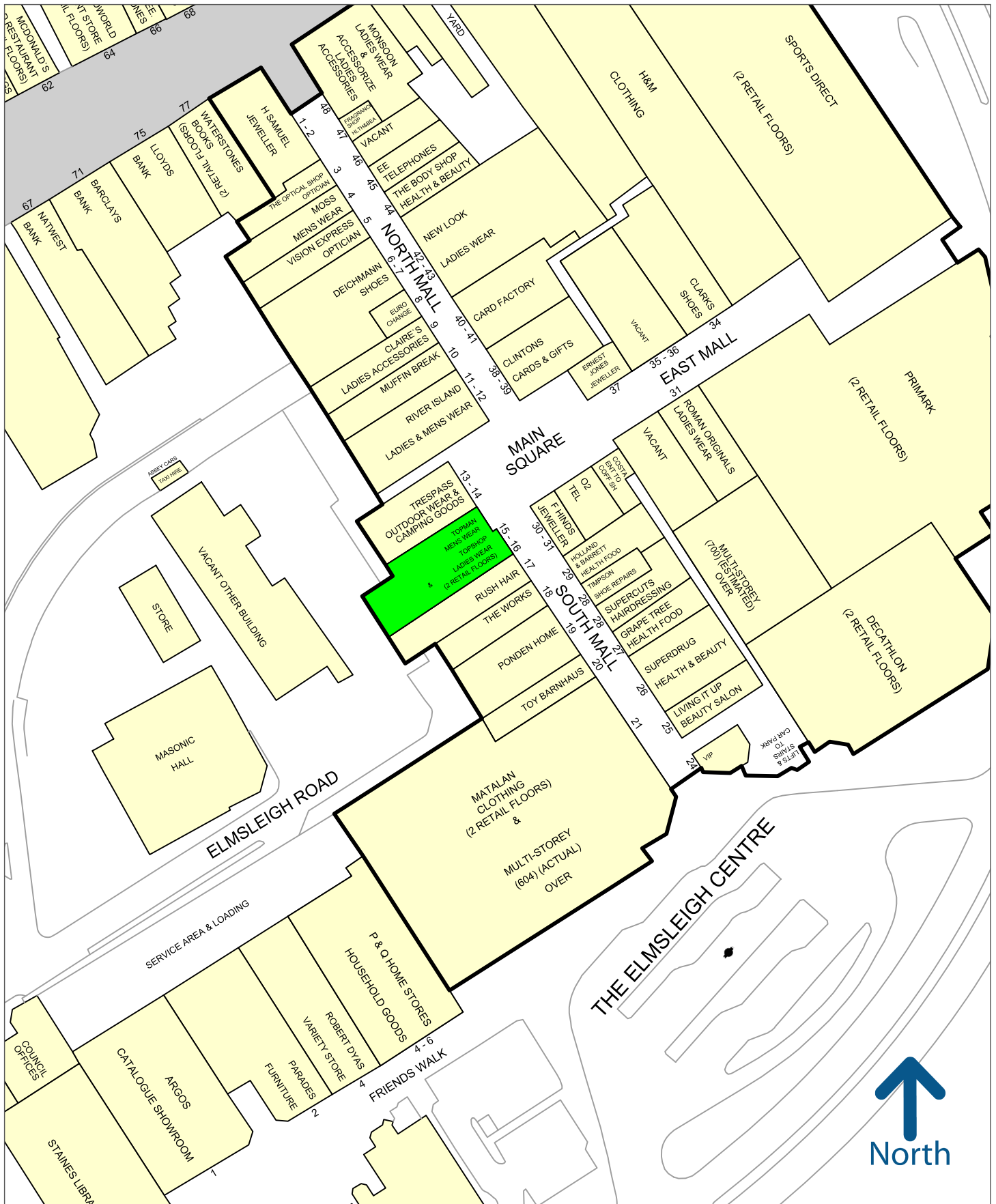
**Mike Willoughby** 07810 480291  
mike.willoughby@greenpartners.co.uk

Or, **AGL**, contacting:

**Chris Hovington** 07770 935529

**Mark Talbot** 07721 868838

*Subject to Contract*



50 metres

Experian Goad Plan Created: 14/03/2022  
Created By: Green and Partners



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