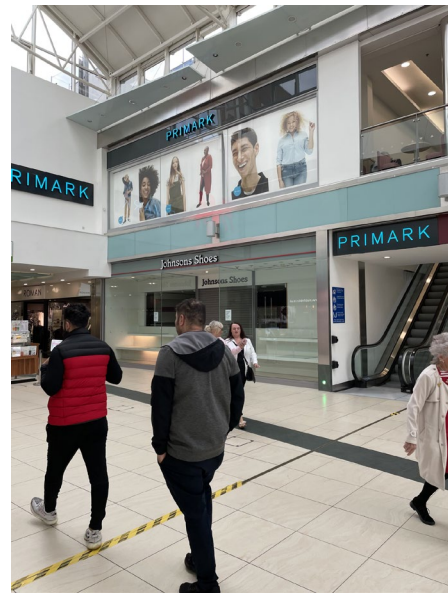


CLASS E OPPORTUNITY

STAINES

UNIT 32A

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 floors and offers the following approximate areas:

Ground Floor	3,200 sq. ft.	(297.28 sq. m)
Remote Storage	500 sq. ft.	(46.45 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 £24,309 per annum.

Business Rates

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

Rateable Value	£51,500
UBR (24/25)	0.546p

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

EPC

The property has an EPC rating of B 44. 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:

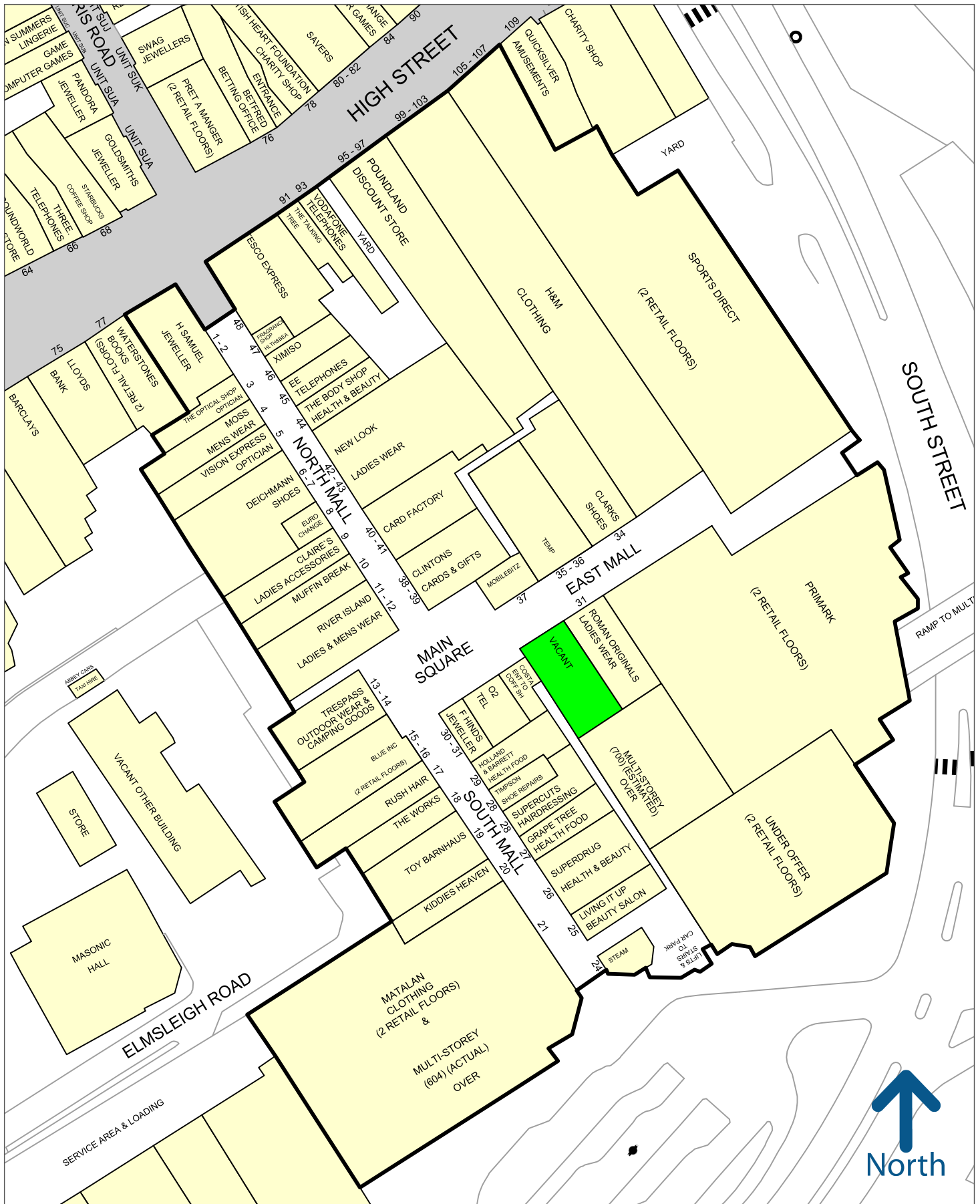
Nicole de Blaquiere **07789 478916**
nicole.deblaquiere@greenpartners.co.uk

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

Or, **AGL**, contacting:

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

Subject to Contract



50 metres

Experian Goad Plan Created: 21/04/2022
Created By: Green and Partners



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