# CLASS E OPPORTUNITY **STAINES**

UNIT 32A EAST MALL



## **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 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

# green&partners

020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.

#### 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

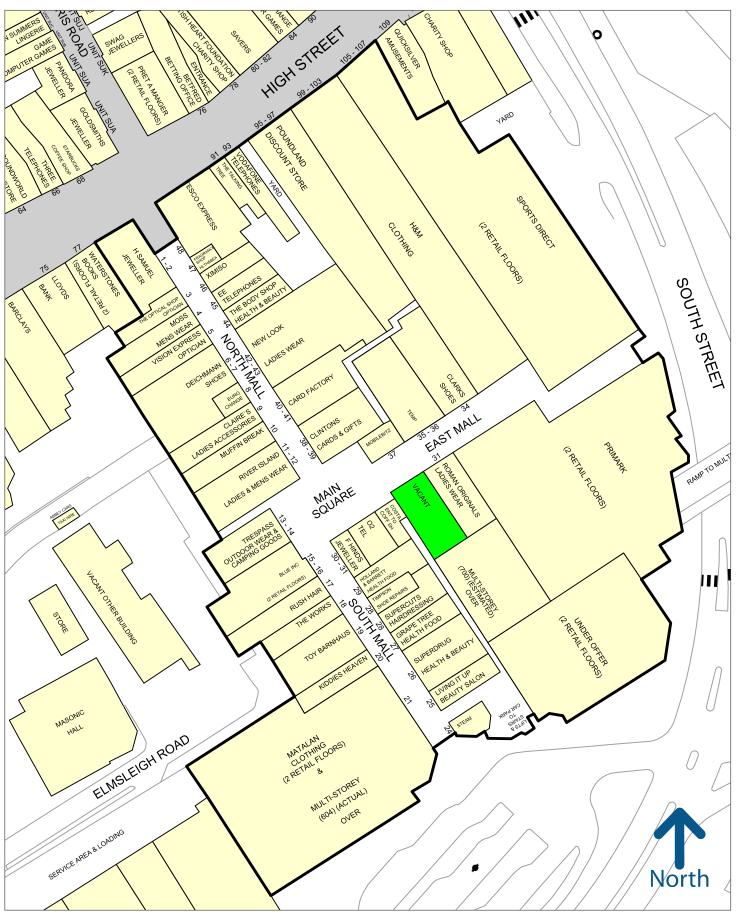
Upon application.

# Service Charge

The current service charge for the financial year is  $\pm 24,309$  per annum.









50 metres

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