

SHOP TO LET ADJACENT TO MATALAN

STAINES

UNIT 20 SOUTH MALL

ELMSLEIGH SHOPPING CENTRE

LOCATION:

The shop is located in the South Mall of the Elmsleigh Shopping Centre, adjacent to **Matalan** and opposite the entrance to the multi storey car park and being in proximity to **Topshop/Topman, Holland & Barrett, Superdrug** and many other multiple retailers.

Please refer to the attached copy of the Street Traders Plan.

ACCOMMODATION:

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

Internal Width	19 ft 11 ins	6.07 m
Shop Depth	74 ft 6 ins	22.71 m
Ground Floor	1,371 sq ft	127.37 sq m
First Floor	479 sq ft	44.50 sq m

TENURE:

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.

The landlord supports the aims and objectives of the Code of Practice on Commercial Leases in England and Wales. The Code strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyor before agreeing or signing a Business Tenancy Agreement.

COMMENCING RENTAL:

£50,000 per annum exclusive.

RATES:

Enquiries to the local rating authority indicate the property has the following details:

Rateable Value	£55,000
Rates Payable (13/14)	£25,905

Interested parties are advised to make their own enquiries with the Local Charging Authority (Spelthorne – 01784 451499).

SERVICE CHARGE:

The current service charge is approximately £10,550 per annum exclusive of VAT.

POSSESSION:

Subject to full vacant possession.

VIEWING:

Strictly by appointment sole letting agents, **Green & Partners** contacting:

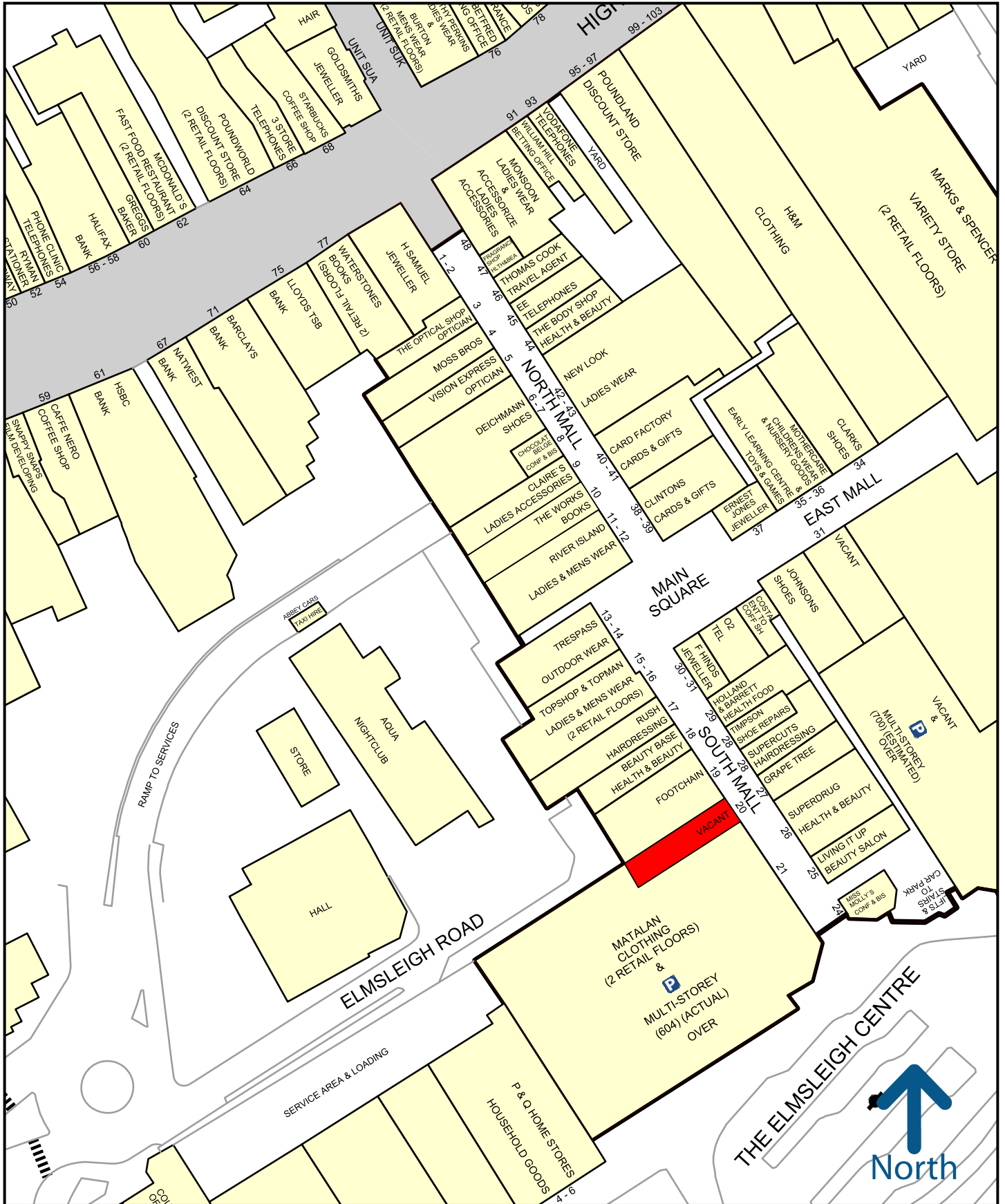
Paul Cooper
020 7659 4848
paul.cooper@greenpartners.co.uk

Matt Beardall
020 7659 4836
matt.beardall@greenpartners.co.uk

Or, **Angermann Goddard and Loyd**, contacting:

Mark Talbot/Anthony Williams

SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 25/03/2014
Created By: Green and Partners

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011