

# PRIME SHOP TO LET STAINES ELMSLEIGH CENTRE UNIT 35/36, EAST MALL

## LOCATION:

The shop is positioned in East Mall adjacent to **Clarks Shoes** and **Ernest Jones** whilst in proximity to **Marks & Spencer**, **H&M**, **Bhs** and **Roman Originals**. Existing national retailers include **TopShop/TopMan**, **River Island**, **New Look**, **Moss Bros**, **Johnsons Shoes** and **Deichmann**.

Please refer to the attached copy of the Street Trader's Plan.

## ACCOMMODATION:

The shop is arranged on ground, first and second floor accommodation providing the following net internal approximate areas:-

Internal Width	38 ft 5 ins	(11.71 m)
Shop Depth	84 ft 1 ins	(25.63 m)
Ground Floor Sales	3,817 sq. ft.	(354.61 sq. m)
First Floor Ancillary	1,305 sq. ft.	(121.24 sq. m.)
Second Floor Ancillary	2,086 sq. ft.	(193.79 sq. m.)

## TENURE:

A new effective full repairing and insuring lease is available for a term of 10 years, subject to 5 yearly upward only rent reviews.

## COMMENCING RENTAL:

**£110,000 per annum exclusive.**

## RATES:

We have been informed by the local Rating Authority that the following rateable value applies:

Rateable Value                    £125,000  
Rates Payable (14/15) - £ 60,250

Interested parties are advised to make their own enquiries.

## SERVICE CHARGE:

The service charge for the current financial year is approximately £32,767.

## AVAILABILITY:

Subject to vacant possession.

## VIEWING:

By appointment with the joint agents, contacting:

### Green & Partners

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

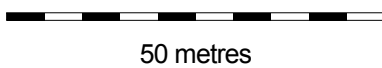
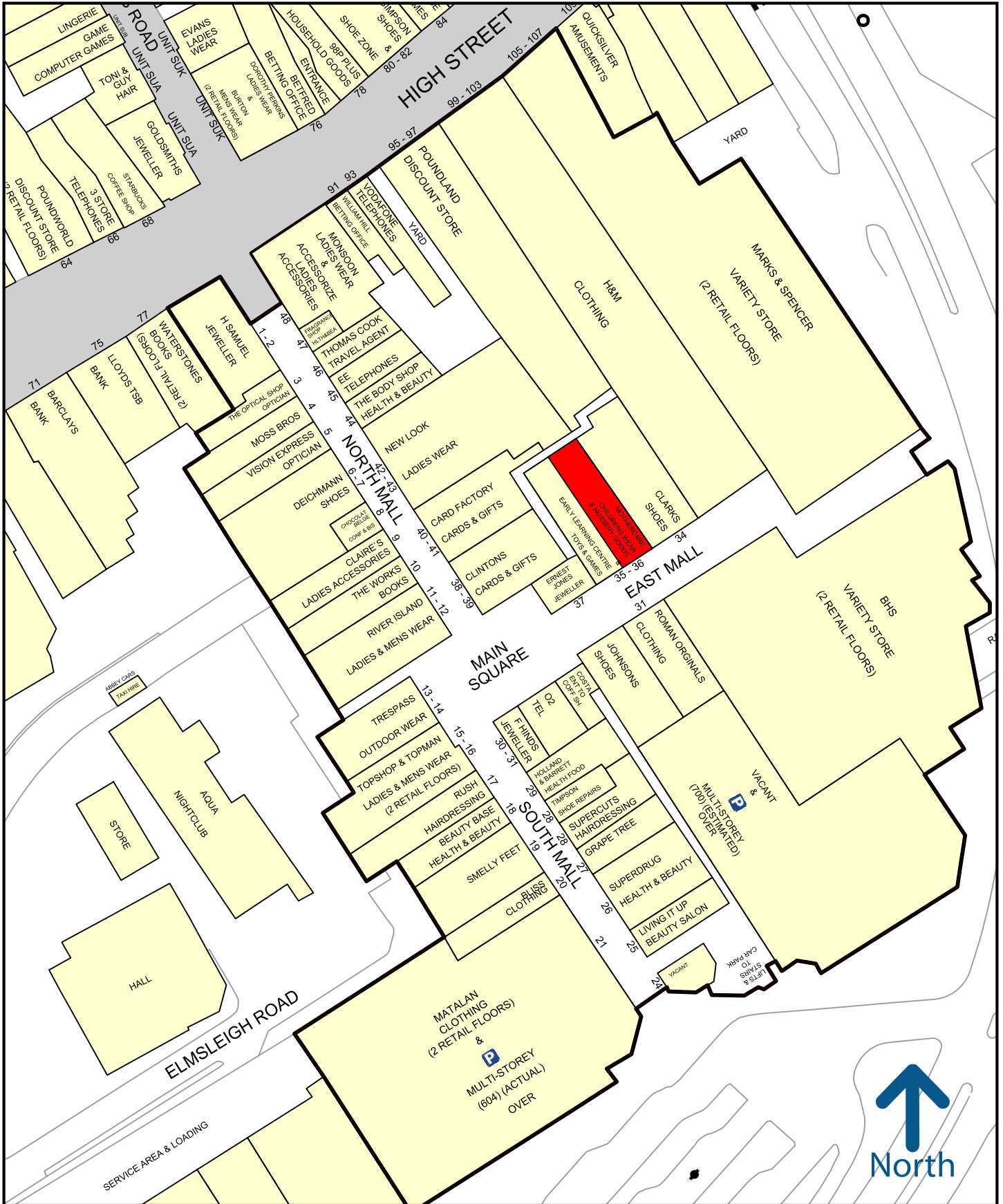
Paul Cooper  
020 7659 4848  
paul.cooper@greenpartners.co.uk

Or:

### AGL

Mark Talbot/Anthony Williams  
020 7409 7303

**Subject to Contract**



Experian Goad Plan Created: 20/08/2014  
Created By: Green and Partners

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