

PRIME SHOP TO LET

STAINES

UNIT 35/36, EAST MALL

NEW DECATHLON TO ANCHOR 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 adjacency 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. Notable recent lettings include:

PRIMARK - 50,000 sq. ft.

HM - upsized to 20,000 sq. ft.

DECATHLON - planned opening of 18,000 sq. ft. at rear of South Mall.

Other notable retailers within the scheme include: **Marks & Spencer, New Look, TopShop/TopMan, Monsoon/Accessorize, River Island, Clinton Cards, Ernest Jones** and many other multiples retailers. The Centre benefits from an annual footfall of approximately 7.5 million. Please refer to the attached copy of the Street Trader's Plan identifying the unit's location.

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)

There is the potential to sub-divide the premises into two units, comprising the following approximate net internal areas and dimensions:

Unit 35

Internal Width	19 ft 4 ins	(5.89 m)
Ground Floor	2,200 sq. ft.	(204.46 sq. m)
First Floor	670 sq. ft.	(62.26 sq. m)

Unit 36

Internal Width	18 ft 6 ins	(5.64 m)
Ground Floor	1,500 sq. ft.	(139.40 sq. m)
First Floor	1,100 sq. ft.	(102.23 sq. m)

LEASE

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

RENT

Whole:	£135,000 per annum exclusive
Unit 35:	£85,000 per annum exclusive
Unit 36:	£74,000 per annum exclusive

SERVICE CHARGE

The current service charge for the financial year is £41,578 per annum exclusive.

BUSINESS RATES

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

Rateable Value:	£101,000.00
Rates Payable (19/20):	£57,287.42

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

020 7659 4848

greenandpartners.co.uk

2 Gee's Court, St Christopher's Place, London W1U 1JA

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Registered Office 2 Gee's Court, St Christopher's Place, London W1U 1JA No: OC326730

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EPC

The property has an EPC rating of D 76. A full report is available upon request.

VIEWING

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Or, **AGL**, contacting:

Mark Talbot/Anthony Williams
020 7409 7303

Subject To Contract



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