

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:

- upsized to 20,000 sq. ft.

DECATHION - 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

Green & Partners is the trading name of Green & Partners LLP.

Registered Office 2 Gee's Court, St Christopher's Place, London W1U 1JA No: OC326/30

Misrepresentation Act. These particulars do not constitute part of an ofter or contract. They are intended as a guide to prospective purchasers or lessees. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser or lessee should satisfy themselves as to the correctness. Neither the agent, vendors or lessors are to be or become under any liability or claim in respect of the particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office.



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

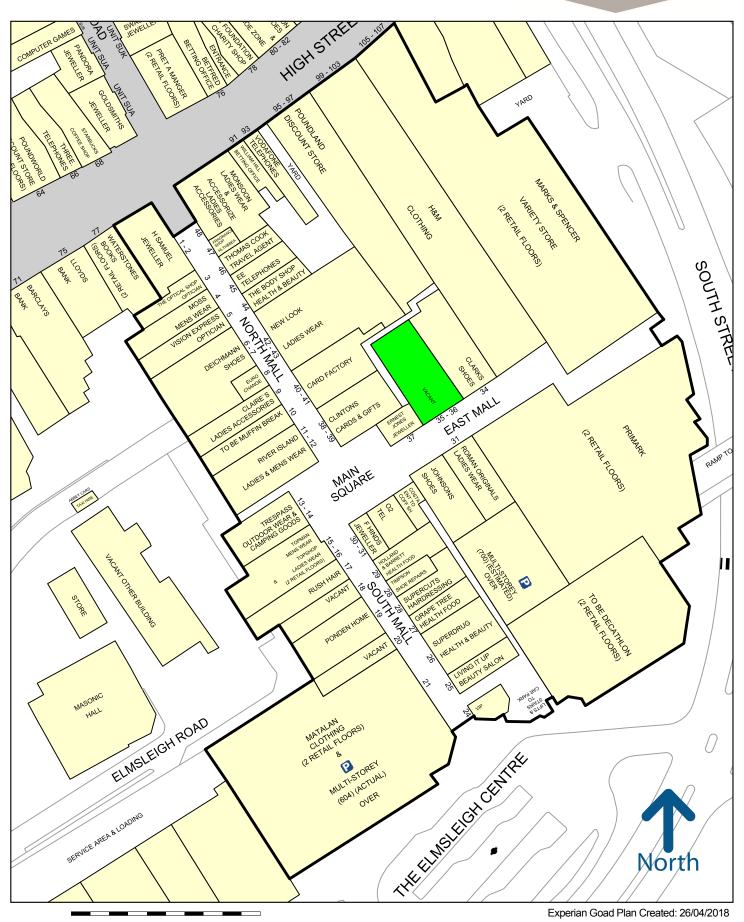
Or, AGL, contacting:

Mark Talbot/Anthony Williams 020 7409 7303

Subject To Contract









Experian Goad Plan Created: 26/04/2018 Created By: Green and Partners

50 metres