

TO LET

A1/A2 Retail Units 125 - 276 sq ft



- New A1 / A2 Retail Units
- Potential for Office Use (STP)
- Flexible Lease Terms
- Electric Heating

16 & 17 Victoria Street

Englefield Green TW20 0QY

Up to 4 New A1 / A2 Retail units

Rent: from £3,000 - £9,500 p.a. exclusive

www.deriazcampsie.com

T: 01753 854 555



Property

16 & 17 & Victoria Street Englefield Green TW20 0QY

Location

Victoria Street is located just off the main A328 St Judes Road running through the centre of Englefield Green.

The shops are situated half way down Victoria St on the right hand side in a secondary location opposite a barbers and local public house.

Description

Up to 4 No A1 / A2 new retail units in a secondary location. These units would also suit a small office business Subject to obtaining planning permission. Parking outside is free for up to 2 hours.

Accommodation

VAT

No 17 - 125 sq ft with kitchen, wc and electric heater No 22 - 151 sq ft with suspended ceiling with integral lighting and wc (Units 21 & 22 could also be available - 385 sq ft)

• **Terms** On new flexible leases direct with the landlord on a term to be agreed. Minimum term of 12 month's.

Rent
No 16
£6,500 p.a. exclusive
No 17
£3,000 p.a. exclusive

• **Rates** These units should be under the rates threshold for a new business.

• Legal Costs Each party to bear its own legal fees in this transaction.

Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

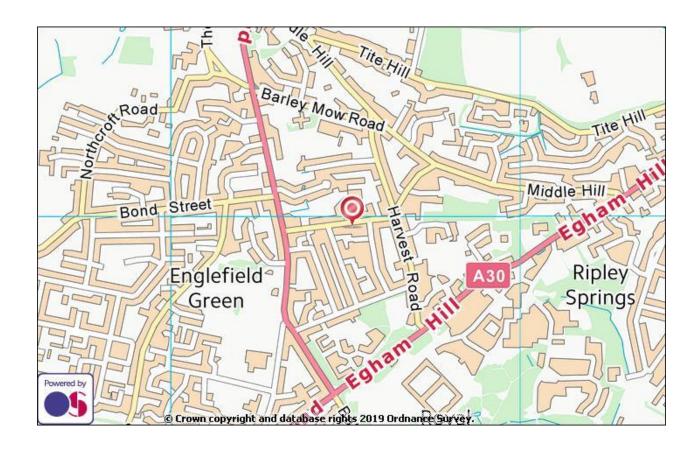
Viewing Strictly by prior appointment via the Sole Agents
Deriaz Campsie 01753 854555. www.deriazcampsie.com

T: 01753 854 555



Property

16 & 17 & Victoria Street Englefield Green TW20 0QY



Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – www.commercialleasecodeew.co.uk

Disclaimer

MGMT Holdings Ltd for themselves and for the Vendors or Lessors of the property whose Agent they are give notice that: I) these particulars are given without responsibility of MGMT Holdings Ltd or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; II) MGMT Holdings Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and any other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; III) no employee of MGMT Holdings Ltd has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; IV) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; V) MGMT Holdings Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

T: 01753 854 555