

E (Commercial / Business / Service)

TO LET



131 High Street

Staines-upon-Thames, TW18 4PD

High Street Class E property to Let

2,411 sq ft
(223.99 sq m)

- Prominent position on Staines High Street
- Open plan layout
- Adjacent to the new London Square and Eden Grove Developments
- Within walking distance of Two Rivers and Elmsleigh shopping centres

Summary

Available Size	2,411 sq ft
Rent	£55,000 per annum
Rateable Value	£55,000
Service Charge	ad-hoc
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

131 High Street Staines is a well located Class E premises located within the town centre area of Staines Upon Thames. The property has the benefit of a wide glazed frontage offering good visibility and a flexible open plan layout.

Location

131 High Street, Staines-upon-Thames is situated within the town centre’s principal retail thoroughfare, benefiting from strong pedestrian footfall and excellent visibility. The property is within short walking distance of the Elmsleigh and Two Rivers shopping centres, as well as Staines railway station, which provides direct services to London Waterloo. The area also offers convenient access to the M25 (J13), Heathrow Airport, and the wider Thames Valley, making it an attractive and well-connected commercial location.

Accommodation

The accommodation comprises the following areas:

Area	sq ft	sq m	Availability
Ground - Retail	2,411	223.99	Available
Total	2,411	223.99	

Terms

The property is available on a new lease directly with the Landlord on full repairing and insuring terms, for a term to be agreed.

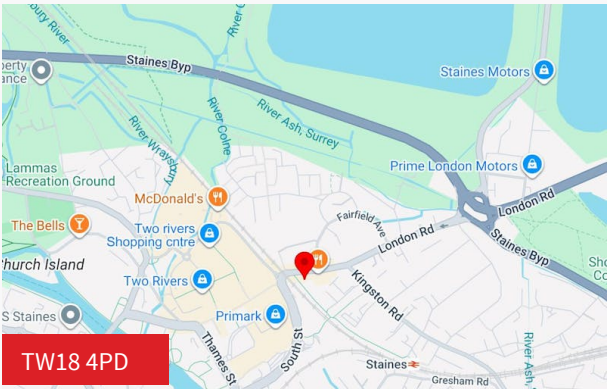
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Cost/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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