



A1/A2/A3 UNIT

**9-11 HIGH STREET
STAINES
TW18 4QY**

TO LET

LOCATION:

The property is located on the High Street in the town of Staines in Surrey adjacent to the Market Square at the South Western end of the main shopping parade.

Staines has a strong mix of national traders along the High Street; Debenhams is located close to the unit with the large Two Rivers and Elmsleigh Shopping Centres in the vicinity.

ACCOMMODATION:

The Property comprises a ground floor and basement lock up shop with the following approximate area:

Sales Area:	1042 sq ft
Ancillary and Public WCs:	90 sq ft
Total:	1,132 sq ft

TO LET:

£29,500 per annum exclusive on a new FRI sublease [Outside the 'Act'] up to 2nd February 2023.

RATES:

We have been verbally informed that the rateable value for the property is £24,500 with estimated rates payable of £12,078.50 though you should make your own enquires with the Local Authority.

USE:

The premises can be used for any purpose within Class A1, A2 or A3 within the Town and Country Planning (Use Classes) Order 1987.

LEGAL COSTS:

Each Party to bear their own.

VIEWING:

Strictly by appointment with the sole Agents:

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