

# CLASS E OPPORTUNITY

# STAINES

## 91 HIGH STREET

**SUBJECT TO VACANT POSSESSION**

### 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 adjacent to the town's primary bus station and other supporting surface and multistorey car parks. The Elmsleigh Centre is directly opposite the entrance to Two Rivers.

Notable retailers within the scheme include **H&M, Muffin Break, Primark, Holland & Barrett, Costa, o2 and Superdrug.**

The unit is in a prime location on the High Street opposite **Pret** and adjacent to **Tesco** and **Vodafone**. Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The shop is arranged on ground, first and floors and offers the following approximate areas:

<b>Ground Floor Sales</b>	682 sq. ft.	(63.35 sq. m)
<b>Ground Floor Ancillary</b>	32 sq. ft.	(2.97 sq. m)
<b>First Floor</b>	342 sq. ft.	(31.77 sq. m)
<b>Second Floor</b>	323 sq. ft.	(30.00 sq. m)
<b>Total</b>	<b>1,379 sq. ft.</b>	<b>(128.11 sq. m)</b>

### Lease

The property is available by way of a new effective full repairing insuring lease for a term to be agreed.

### Rent

# £38,500

per annum exclusive.



### Business Rates

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

<b>Rateable Value</b>	£30,750
<b>UBR (24/25)</b>	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

### EPC

An EPC has been commissioned. A full report is available upon request.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

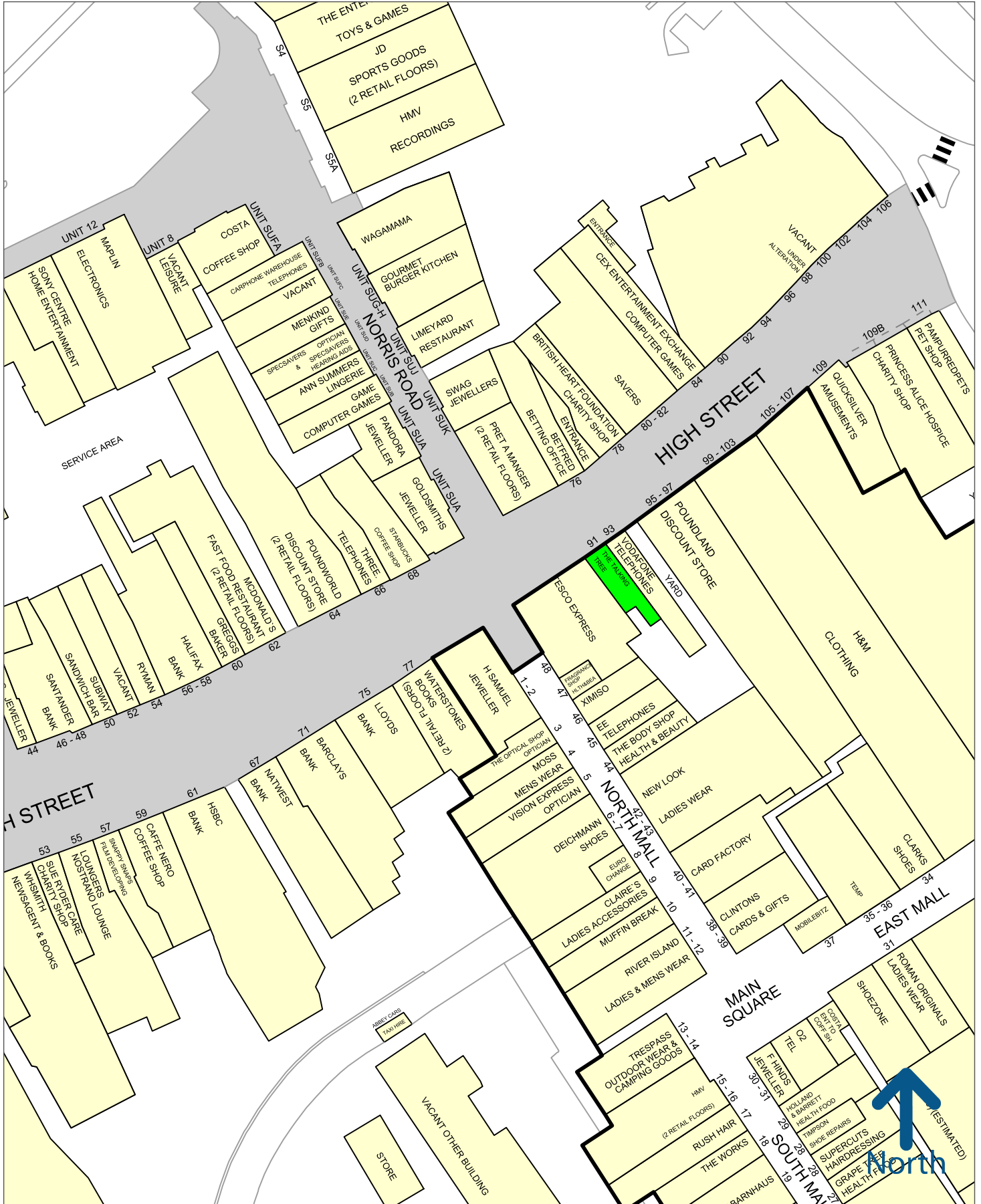
**Nicole de Blaquiére 07789 478916**  
nicole.deblaquiere@greenpartners.co.uk

**Mike Willoughby 07810 480291**  
mike.willoughby@greenpartners.co.uk

Or, **AGL**, contacting:

**Mark Talbot 07721 868838**  
mark.talbot@agl-London.co.uk

*Subject to Contract*



50 metres

Experian Goad Plan Created: 08/08/2024  
Created By: Green and Partners



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