

Restaurant to Let

STAINES UPON THAMES

14-16 Clarence Street

Use Class E

Location

The property occupies a prominent trading location fronting Clarence Street, to the west of Staines High Street. National retailers located close by include H&M, Marks and Spencer, W H Smith, Mcdonalds and JD Wetherspoon.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged over ground and basement floors, comprising the following approximate net internal floor areas:-

Ground Floor	2,903 sq ft	269.7 sq m
Basement	2,399 sq ft	222.8 sq m

*Additional car parking available upon request.

Lease

The property is available by way of a new full repairing and insuring lease for a term to be agreed, at a commencing rent of £55,000 per annum exclusive.

EPC

An EPC has been commissioned and a copy can be made available upon request.



Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£99,242
UBR (2020/2021)	£0.51
Rates Payable	£50,613

Interested parties are advised to make their own enquiries with the Local Authority.

Legal Costs

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

Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.