

PRIME SHOP TO LET

STAINES

46 NORTH MALL

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 multi-storey car parks. The Elmsleigh Centre is directly opposite the entrance to Two Rivers. Notable recent lettings include:

PRIMARK - 50,000 sq. ft.

H.M - upsized to 20,000 sq. ft.

DECATHLON - recently opened 18,000 sq. ft. at rear of South Mall.

The unit is in proximity to many multiple retailers including: **Monsoon and Accessorize, H Samuel, EE, The Body Shop, Vision Express, Deichmann, Muffin Break and River Island.** There is direct access to the multi-storey car park and bus station. Annual footfall is approx. 7.5 million pa. Please refer to attached copy of a street traders plan.

ACCOMMODATION

The shop as currently configured is arranged on ground and first floors and offers the following approximate areas and dimensions:

| | | |
|---------------------------|-------------|---------------|
| Net Internal Width | 18 ft 8 ins | (5.69 m) |
| Shop Depth | 37 ft 4 ins | (11.38 m) |
| Ground Floor | 945 sq. ft. | (87.79 sq. m) |
| First Floor | 561 sq. ft. | (52.12 sq. m) |

LEASE

The property is available by way of a new effective full repairing and insuring lease for a term of 10 years, subject to an upward only rent review in the 5th year.

RENT

£72,500 per annum exclusive.

SERVICE CHARGE

The current service charge for the financial year is £10,240.87 per annum exclusive.

BUSINESS RATES

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

| | |
|-------------------------------|------------|
| Rateable Value: | £47,250.00 |
| Rates Payable (18/19): | £22,950.72 |

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating of C59. A full report is available upon request.

VIEWING

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Olly Gardner 020 7659 4825
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Or, **AGL**, contacting:

Mark Talbot/Anthony Williams
020 7409 7303

Subject To Contract

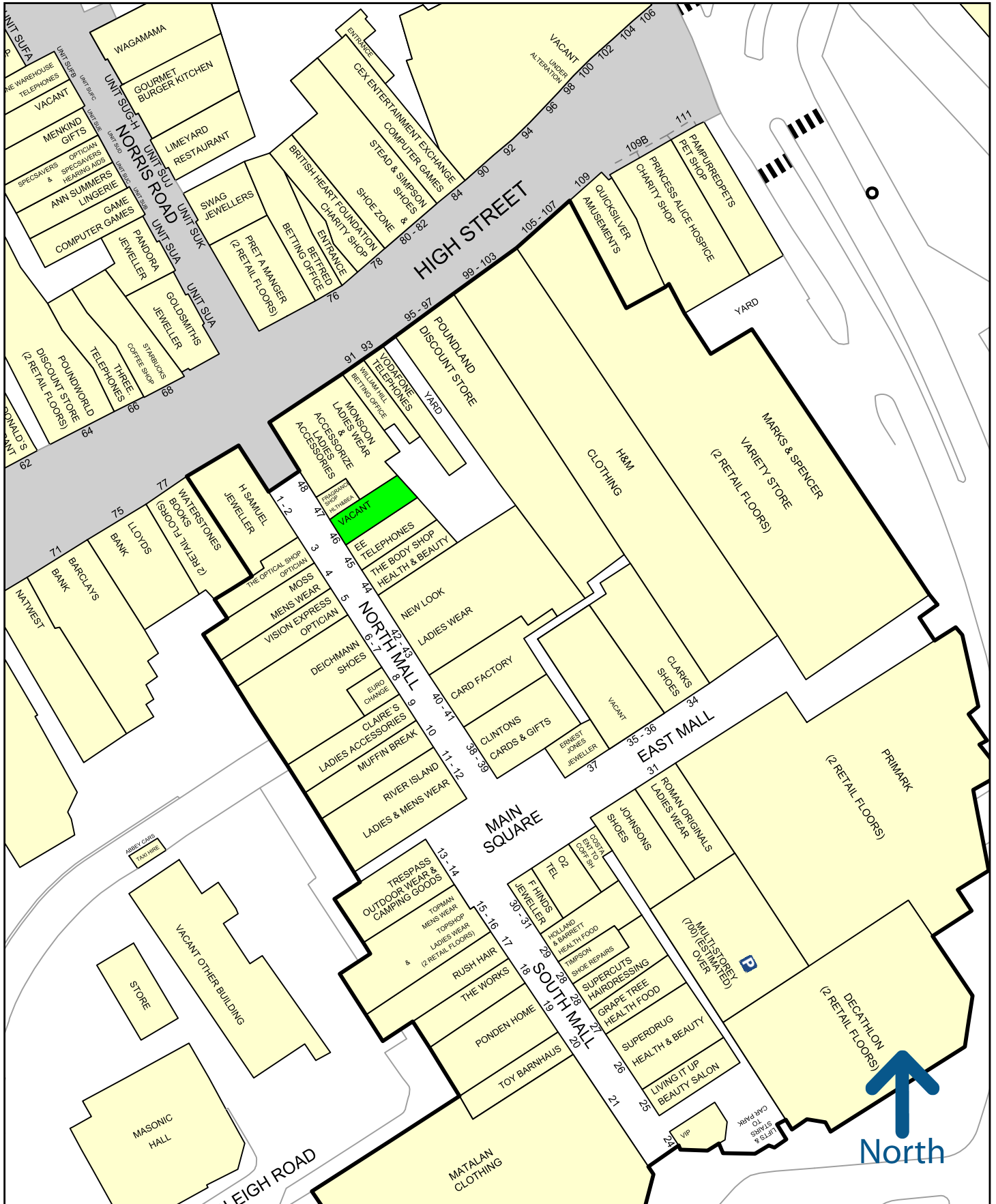
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