



**Rent** £17,000 Per annum

**Size** 492 Square feet

**Ref** #3320

## Address

**Address:** 31 Church Street

**Postcode:** TW18 4EN

**Town:** Staines

**Area:** Middlesex

## Location

Within Staines Town Centre - Church Street is a central road. It runs between the High Street (A308) and Bridge Street (B376), providing access to the riverside, shops, local businesses, and historic landmarks.

## Description

A self-contained retail/ office unit available to let on a new lease, with a guide commencing rent of £17,000 per annum.

The premises extend to approximately 492 sq ft and are arranged to provide a front retail area with a separate rear office, and a W.C.

To the left of the property, there is access to a courtyard, offering attractive views over the River Colne.

The unit also benefits from three allocated parking spaces located to the rear of the building.

The property should suit a variety of uses under the E use class.

Awaiting EPC.

Viewings recommended.

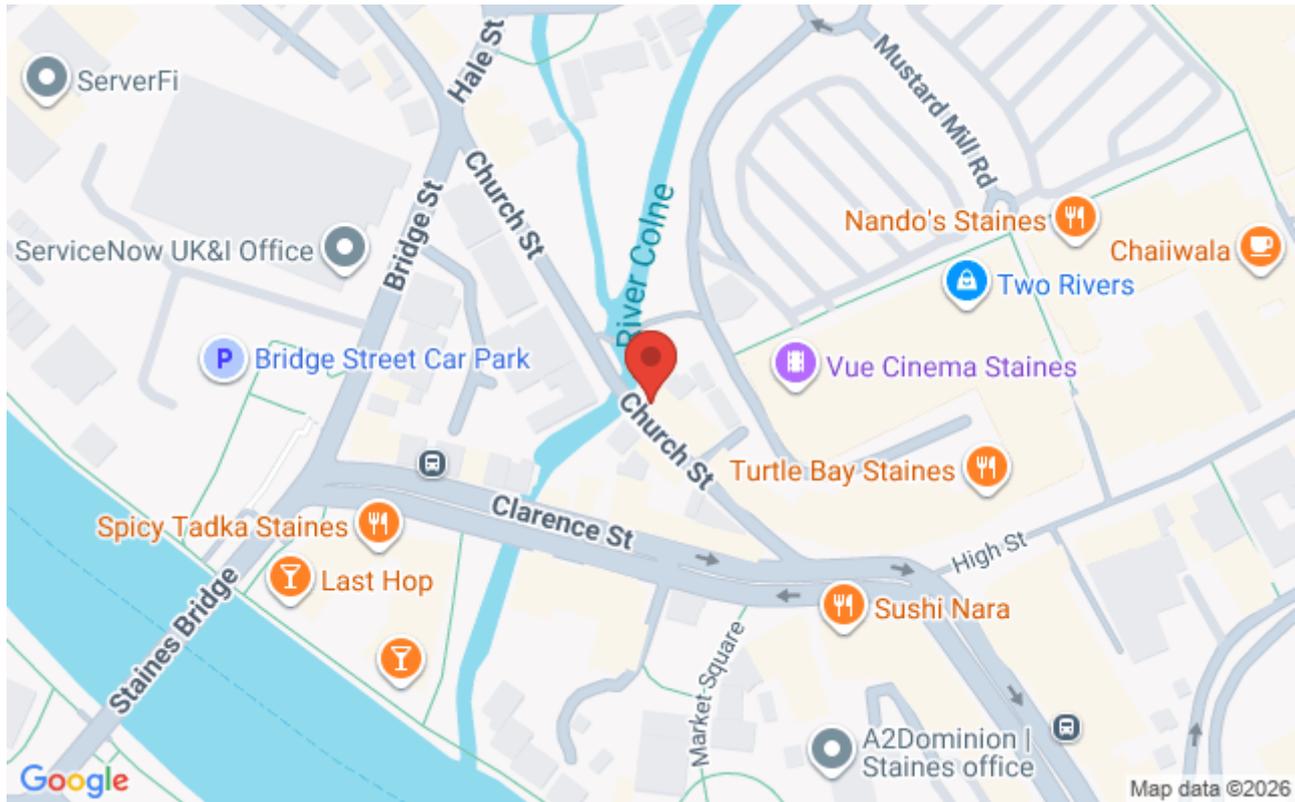
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£17,000 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a a rateable value of £6,200, payable at the prevailing rate. Full small business rates relief should apply subject to the usual criteria.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ 'E' Use class
- ✓ Allocated parking
- ✓ Courtyard
- ✓ Early viewing recommended

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

