



To Let

2 Clarence Street, Staines TW18 4SP

- Town centre location
- Prominent position
- Ground floor space only
- 2 allocated car parking spaces
- Independent and national retailers in the vicinity

Ground floor retail	957 sq ft*
ITZA	716 units*
Rent	£40,000 p.a.
Est. Service Charge	£8,078 p.a.
Est. Building Insurance	£1,880 p.a.
Rates payable	£13,084 p.a.

* The areas are from the VOA and have not been measured by Hicks Baker.

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



USE

Class E

TENURE

Available on an assignment of the existing lease.

LEASE TERMS

Lease End: 4th October 2028

Statute: Inside the Act

RATEABLE VALUE

£34,250. 2026 List.

EPC

C. Expires 31 January 2032

VAT

VAT is payable

Richard Duncan

Retail and Leisure

E: r.duncan@hicksbaker.co.uk

T: +44 (0) 118 955 7081



Date of publication: July 2025



Transaction



Management



Advice

Lease code

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

Misrepresentations Act 1967

Hicks Baker for themselves and for the vendors or lessors of this property, whose agents they are give, notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.