

RETAIL UNIT DIRECTLY FACING THE HIGH STREET - LEASE AVAILABLE. GROUND FLOOR COMMERCIAL SPACE

5A THAMES STREET
STAINES TW18 4SD

bf
brasier freeth



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Ground Floor Commercial Space
TO LET

KEY DETAILS

- Retail E Class use
- Highly visible position facing the high street
- Town centre thoroughfare

LOCATION

Staines is a well-connected riverside town in Surrey, offering strong transport links, a vibrant retail centre, and a mix of national and independent businesses.

The town benefits from close proximity to Heathrow Airport, approximately 5 miles to the north-east and direct rail services to Central London with a journey time of approximately 32 minutes.

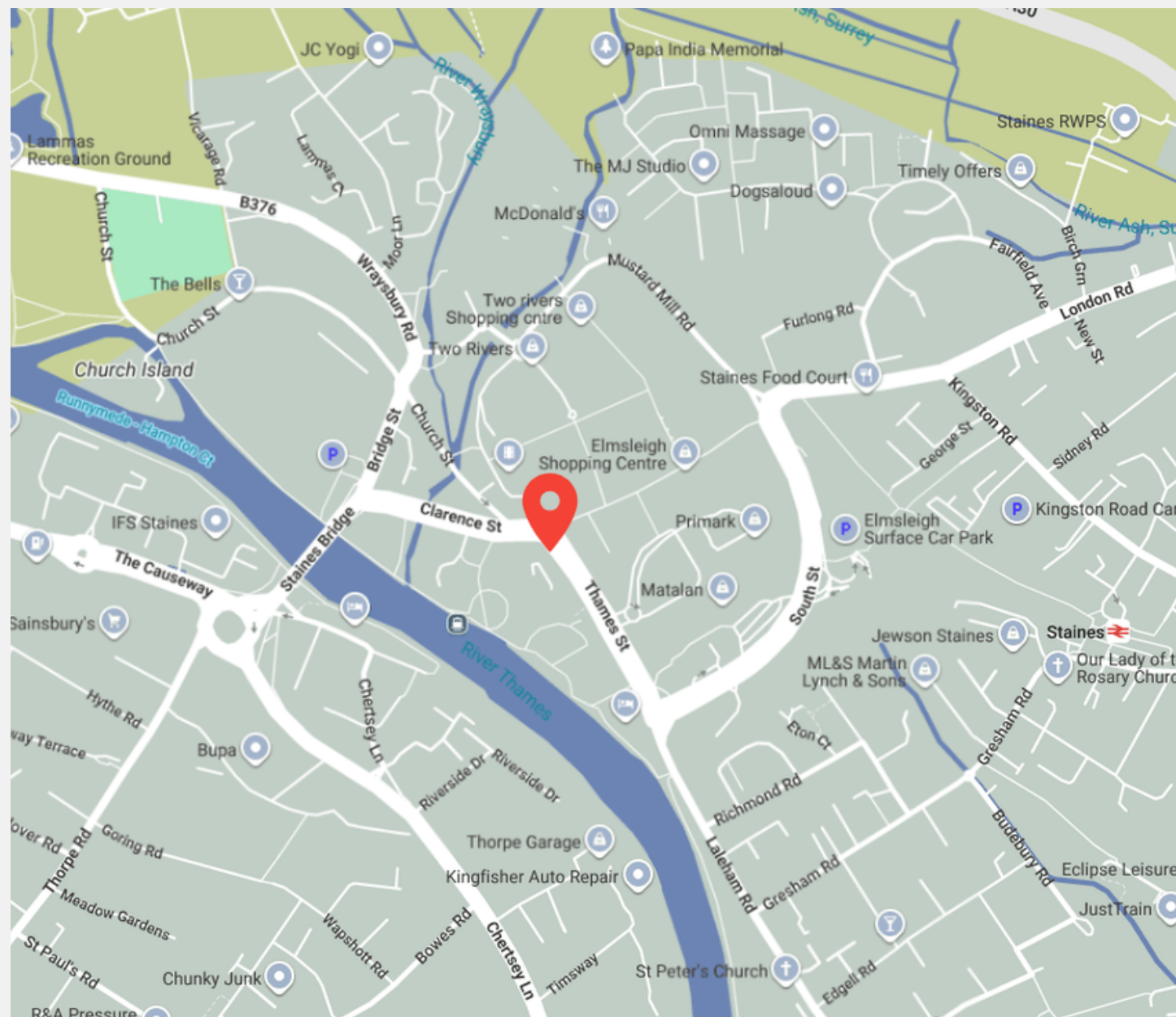
TRANSPORT



Staines Station - 0.5 miles

A30 Staines Bypass - 0.6 miles

Staines Bridge bus stop - 100 ft



DESCRIPTION

The property occupies a highly visible position on Thames Street, one of the main thoroughfares through the town centre. The property is situated within a prominent retail parade directly facing the main High Street.

Occupiers within the immediate vicinity include JD Wetherspoon, Creams, Cash Converters, Turtle Bay, and a range of independent retailers.

ACCOMMODATION

The property is arranged over ground floor with the following approximate net internal area:

	Size Sq.m	Size Sq.ft
Ground Floor	129.52	1,394



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TERMS

Consideration may be given to a new lease, subject to negotiation.

The premises are held on a 10 year lease from 9 May 2022 expiring 8 May 2032, granted inside the Landlord & Tenant Act. There is a tenant only break option on 9 May 2027.

The current passing rent is £40,000 per annum subject to a May 2027 rent review.

EPC

A new EPC has been commissioned. Further details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £40,000.

For rates payable please refer to the Local Charging Authority, Spelthorne Borough Council - 01784 451499.

LEGAL COSTS

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

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CONTACT

GET IN TOUCH

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