



49-51 High Street, Staines-upon-Thames, TW18 4QH

A well known super prime pitch former W H Smith store available as a whole or sub divided.

Available Size	3,000 to 7,422 sq ft / 278.71 to 689.53 sq m
Rates Payable	£10 per sq ft payable approximtely for guidance. Interested parties must check with Spelthorne Borough Council
Rateable Value	£140,000
EPC Rating	C (56)

KEY POINTS

- Super prime pitch.
- Sub division possible, subject to use / terms.
- New lease.

Description

A former WH Smith and Post Office with a prominent 45 foot frontage onto the Staines pedestrianised plaza and iconic "Lino Statue" figures, as a reference to the town's industrial past.

Location

A former W H Smith store - the property occupies a prime position in the pedestrianised section of the High Street opposite Tilly's Lane connecting to the Two Rivers Shopping Centre. The High Street is the town's primary retail axis between The Two Rivers and The Elmsleigh Shopping Centre.

Nearby national occupiers on High Street include KFC, Waterstones, Iceland, McDonald's, Caffè Nero, and a B&Q Local. Boots, M&S, Next, Nando's, and Lidl are represented at The Two Rivers Shopping Centre, while Primark, Sports Direct, and Tesco are in the Elmsleigh Centre.

The town has excellent connectivity, with a direct rail service to London Waterloo, easy access to Junction 13 of the M25 and Heathrow Airport too.

Residential catchment numbers in Staines are influenced by high demand for popular schools and a growing population, with large scale residential development focused on the town centre and key areas like Laleham and Wraysbury close by.

Accommodation

The accommodation comprises the following areas for approximate guidance only:

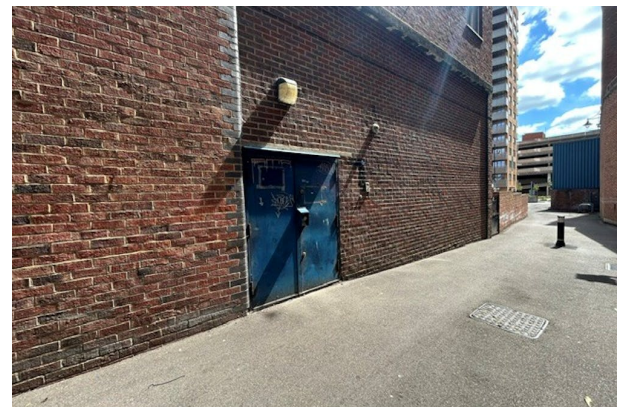
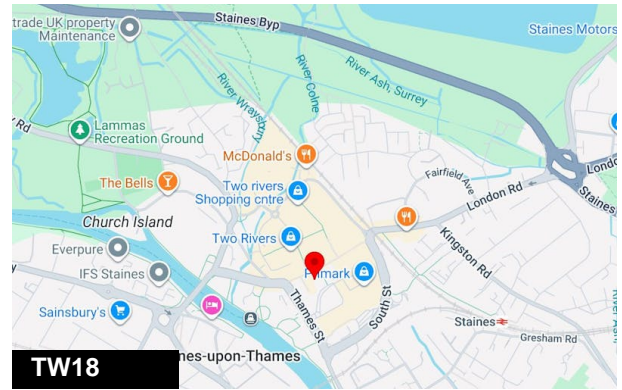
Name	sq ft	sq m	Availability
Ground - Former WH Smith Sales floor and ancillary stock	6,824	633.97	Available
Basement - Storage	598	55.56	Available
Total	7,422	689.53	

Viewings

Through either of the joint letting agents Christopher Thomas 01753 839390 or Josh Gettins 07545846799 / Tim Lloyd 07979502876 of Cited Property.

Terms

On application.



Viewing & Further Information

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