

## STAINES

### Cygnets House, Market Square, TW18 4RH

PROMINENT A1/A2 RETAIL UNIT TO LET

974 sq ft (90.44 sq m)

Close To The Town Hall Public House (Barracuda), Pizza Express and BetFred.

#### Location

The premises occupy the most prominent trading position in Market Square, directly in front of the Town Hall Public House (Barracuda). Market Square is located close to the junction with Clarence Street and High Street. Other occupiers in the vicinity include Pizza Express, Wetherspoons, Dreams, Games Workshop and Betfred.

#### Description

This is a period building over three floors providing a retail unit at the ground floor with offices above. The premises benefit of a main entrance to Clarence Street and an additional access from Market Square.

#### Accommodation

The property affords the following dimensions and floor areas:

	Metric:	Imperial:
Internal Width Maximum	12.1 m	39' 8"
Internal Depth Maximum	9.7 m	31'10"
Ground Floor Sales	90.44 sq m	974 sq ft

#### Lease

The unit is available to let on an effectively FRI sublease for immediate occupation for a term to expire 28th September 2014.

#### Rent

£25,000 p.a.x



#### Rates

The Property requires to be reassessed for rating purposes.

#### Costs

Each party to bear their own.

#### Inspection

Strictly by appointment via the joint sole agents:

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