

## Staines—Unit 5 Thames Edge Clarence Street

Town Centre Bar/Restaurant/Leisure Opportunity

A3/D1 Use 5940 sq.ft.

Competitive Rent £40,000 p.a.x



- Town centre location.
- Pizza Express, Slug & Lettuce, Jimmy Spices and Smith & Jones (Barracuda) nearby.
- Two trading levels.
- Prominent corner entrance.
- Close to riverside.

# Staines—Unit 5 Thames Edge Clarence Street

## Location

Thames Edge is alongside Staines Bridge and the River Thames within Staines Town Centre, adjoining the Bridge Street car park and only a couple of minutes walk from the Two Rivers shopping centre.

## Situation

The premises are situated in Thames Edge, developed in 2003 and comprises 65 luxury apartments together with a number of restaurants and bar operators, trading as Slug & Lettuce, Jimmy Spices and Roshnis, Pizza Express and Smith & Jones (Barracuda).

## Description

Previously operating as a bar/club, the premises are fitted out to include a feeder bar at ground floor level with a further bar, kitchen, cellar and customer wc's at lower ground level. Existing fittings can be retained or removed to suit the ingoing tenant.

The ground floor bar is accessed directly off Clarence Street and benefits from glazing to the elevation fronting Pizza Express. The lower ground floor can be accessed internally via a staircase or disabled lift.

## Accommodation

The available unit is arranged over two floors providing the following approximate gross internal floor area :-

Ground feeder bar	1,270.sq.ft	118.0 sq.m
Lower ground floor	4,670 sq.ft	433.9 sq.m
Total	5,949.sq.ft	551.9 sq.m

## Tenure

The premises are available on a new lease for a term to be agreed.

## Rent

**£40,000 p.a.**

## Rates

The premises are currently assessed as Nightclub, Bar and Premises.

Rateable Value £52,000.

UBR (2011/2012) 43.3p

An appeal has been lodged in respect of this figure and a reduction is anticipated.

## Costs

Each party to bear their own.

## Inspection

Strictly by appointment via the joint agents :

Nick Downing Tel: 01483 454140

Email: [nick@downing-associates.co.uk](mailto:nick@downing-associates.co.uk)

or

Butters Associates Tel : 01784 472 700



## MISREPRESENTATION ACT

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