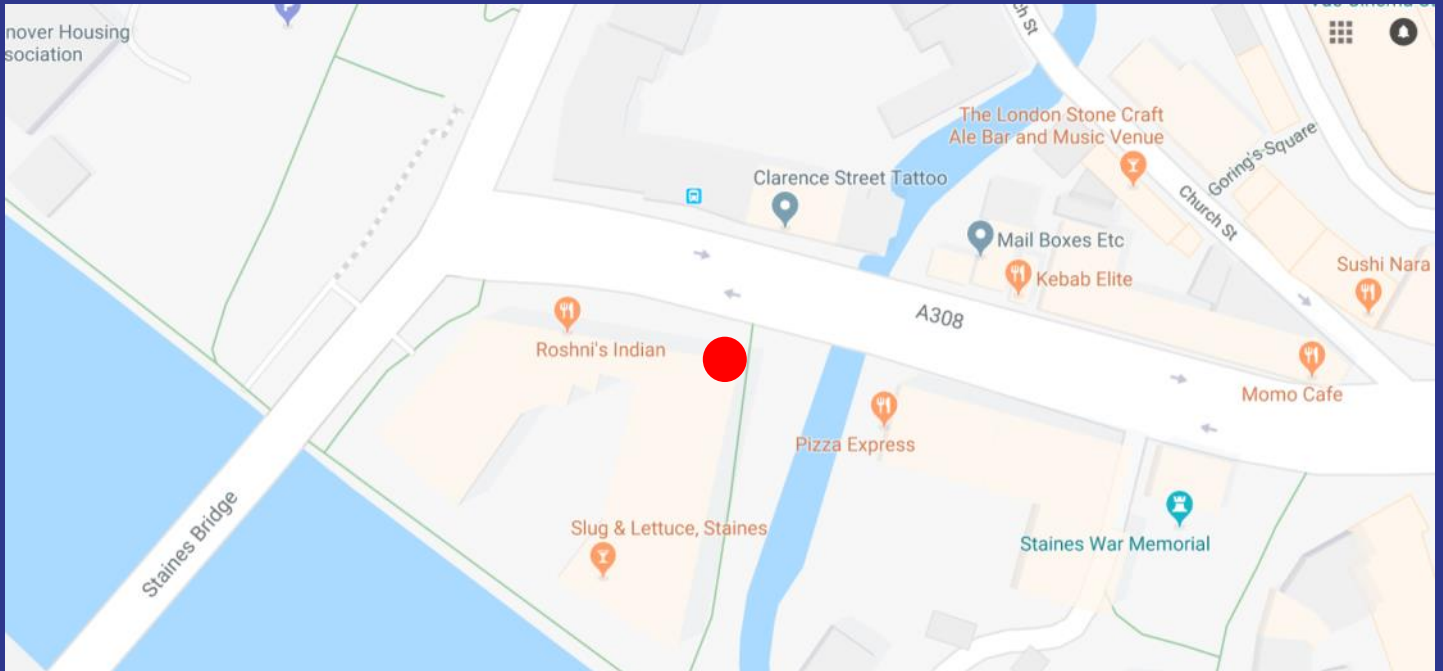


# UNIT 5 THAMES EDGE CLARENCE STREET STAINES TW18 4BU

Former bar premises.

5940 sq ft (552 sq m) on basement and ground floors.

Suitable for other uses including D1 & D2 (subject to planning).



- **In Thames Edge riverside development comprising restaurants and 65 apartments adjacent to Staines Bridge.**
- **Ground floor 1270 sq ft (118 sq m)**
- **Basement 4670 sq ft (434 sq m)**
- **Previously operated as a bar with licensed area of 3378 sq ft (314 sq m).**
- **New lease. Rent offers in the region of £60,000 per annum exclusive of VAT, rates, service charge**
- **Potential change of use to D1/D2.**
- **Rateable value as restaurant, bar & premises £58,500**

For further information or inspections please contact the lessors' agents:

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