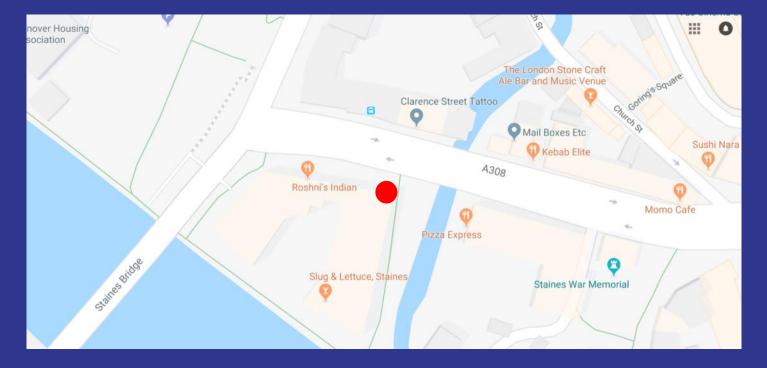


UNIT 5 THAMES EDGE CLARENCE STREET STAINES TW18 4BU

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 sthe lessors' agents:

Simon Kelly

Tel: 07770 914634



E: simon@intrinsicproperty.co.uk

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.