

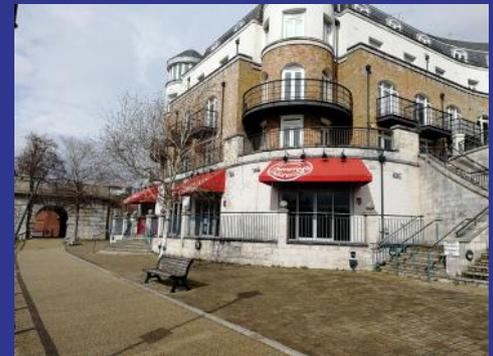
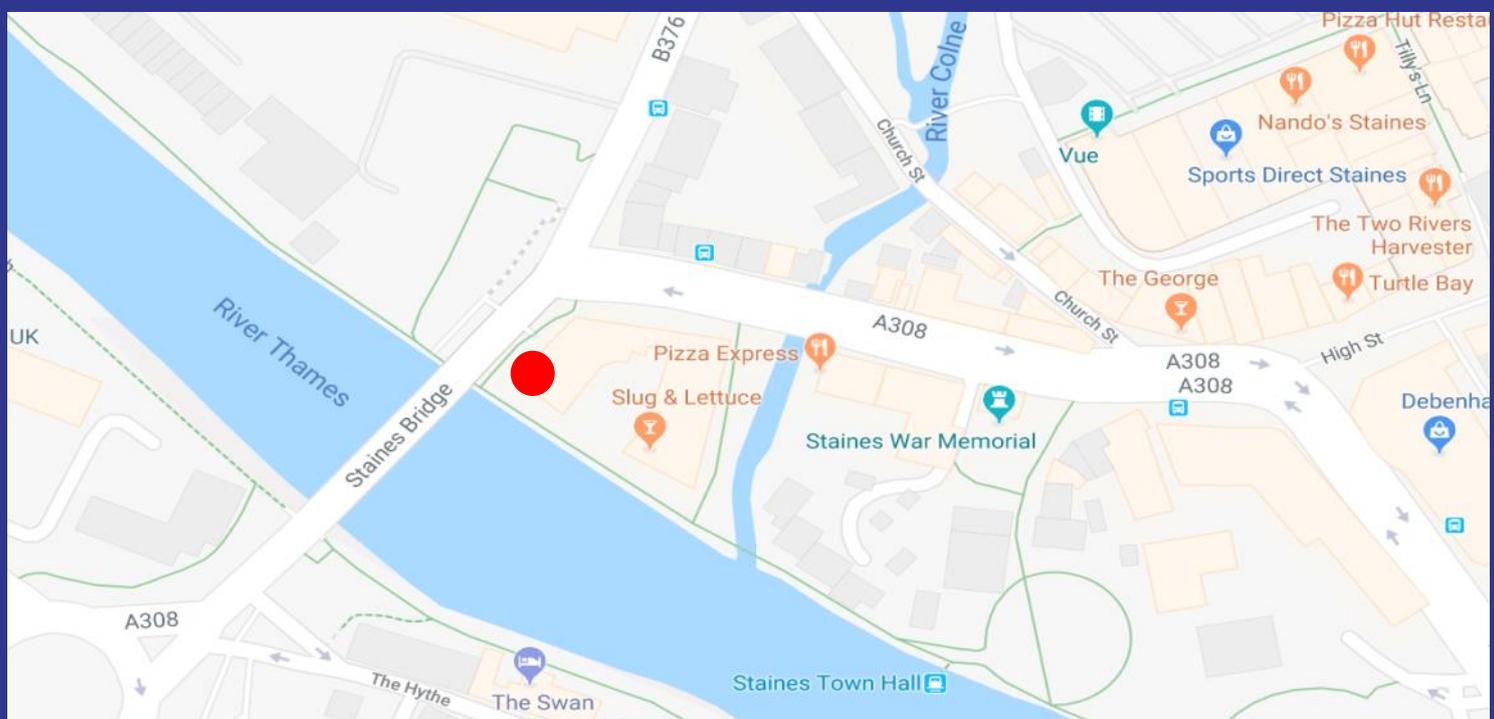


UNIT 2, THAMES EDGE

STAINES-UPON-THAMES, TW18 4SU

LARGE RIVER-FRONTED RESTAURANT UNIT TO LET

- Riverside location adjacent to Staines Bridge
- Close to Slug & Lettuce, Pizza Express
- Outside seating terrace
- Ground floor 5,140 sq ft with large basement
- New lease, no premium.
- Premises Licence available



We are instructed to offer a new lease on this large restaurant unit in a riverside development adjacent to Staines Bridge. It's highly visible, a high profile development comprising 65 apartments and restaurant units on the southern traffic access route into the town centre from the M25, Windsor, Egham and surrounding towns.

Slug & Lettuce occupy the other river fronted unit in the development. **The Swan Hotel and Inn** is on the opposite bank, **Pizza Express** are situated on Clarence Street.

Hotels in the town include **The Swan, The Boleyn, Mercure, Travelodge**, with a 151 bed **Premier Inn** currently under development.

The premises comprise a ground floor (5,140 sq ft/478 sq m) configured as a large customer area, large kitchen and prep areas, customer wcs. Access is off the Thames Path with outside seating terrace. The basement (2,895 sq ft/269 sq m) is arranged as back of house, staff, storage and customer wcs. Previous occupiers had internal seating for 210 covers, 28 outside and 25 at the bar.

A new lease is offered for a minimum term of 10 years

subject to rent review and on an effective FRI basis, by way of service charge.

The rateable value as a Restaurant & Premises is £105,000, the rates payable 2018/19 are approximately £51,765.

Rental offers of £85,000 per annum are sought.

Proposed tenants will be expected to demonstrate their financial standing and a guarantor or rent deposit may be required depending on financial status.

For further information or inspections please contact the joint agents:

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