

# TO LET

Retail Premises

66 High Street

Staines

TW18 4DY



## LOCATION

Staines is a popular commuter town providing a busy retail and commercial centre being situated in the affluent Thames Valley area approximately 17 miles south-west of central London and four miles south-west of Heathrow Airport.

The core retailing facilities of Staines are provided by the Two Rivers Retail Park and the Elmsleigh Shopping Centre, with the pedestrianised High Street at its heart in between the two.

The property is located in a 100% prime location adjacent to Burger King, directly opposite the Elmsleigh Centre entrance and close to the junction with Norris Road, which is the main link into Two Rivers from the High Street.

## DESCRIPTION

The property is arranged over ground floor and extends to approximately 127.93 sq m (1,377 sq ft).

## TENURE

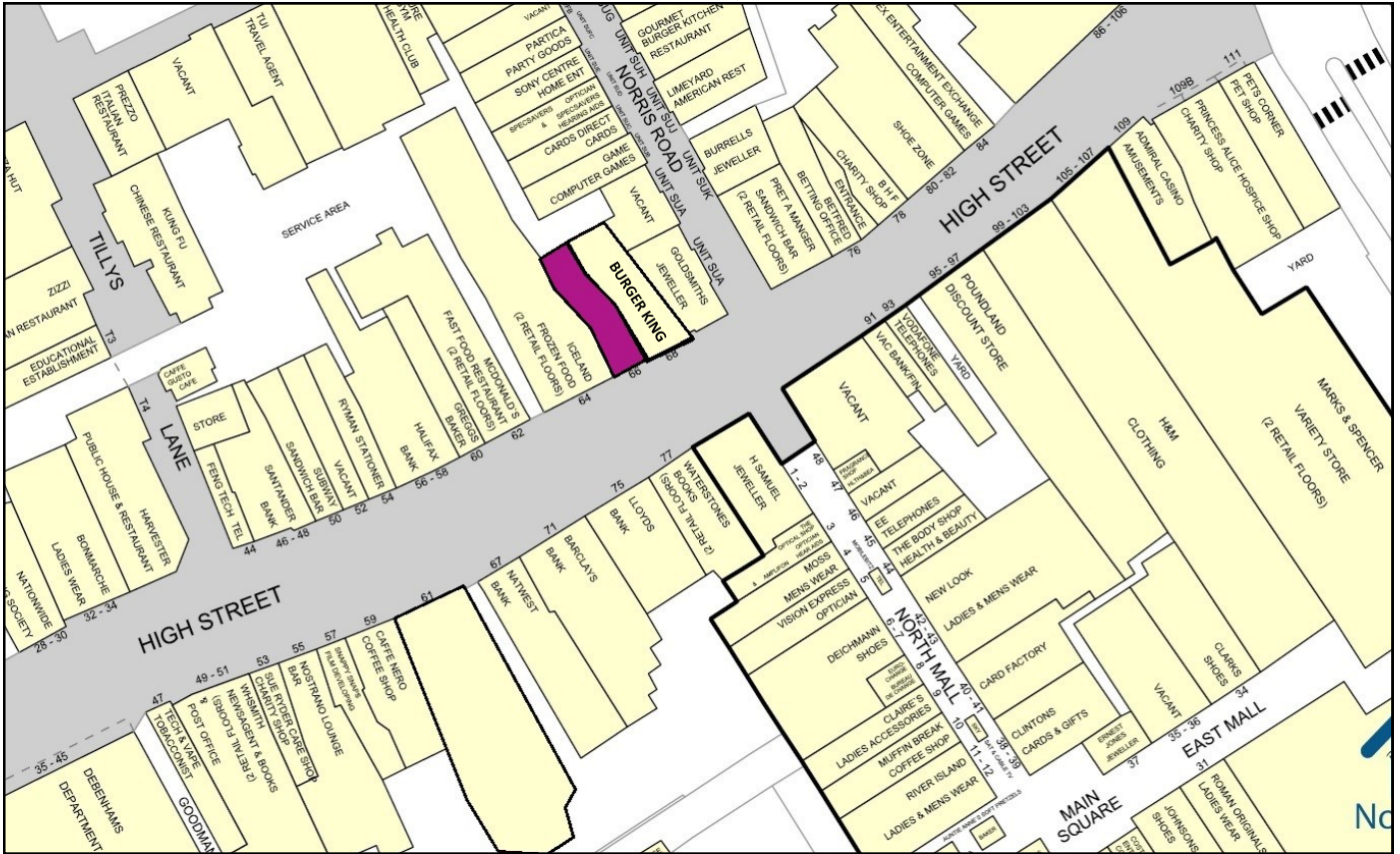
The property is available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

## RENTAL

Offers in the region of £65,000 per annum are invited.

07917 834 912  
www.ewanmackay.com

em



**RATEABLE VALUE**

According to the local Assessors website, the rating assessment for 2025/2026 is as follows:

Rateable Value: £39,500  
Rates Payable: £19,711

**ENERGY PERFORMANCE CERTIFICATE**

EPC rating 'D'. Certificate available upon application.

**LEGAL EXPENSES**

Each party will bear their own legal expenses incurred in connection with this transaction.

**VAT**

All prices are quoted exclusive of VAT.

**VIEWING & FURTHER INFORMATION**

Strictly by appointment through the sole letting agent:

Ewan Mackay  
T: 07917 834 912  
E: ewan@ewanmackay.com