



To Let

2 Clarence Street, Staines TW18 4SP

- Town centre location
- Prominent position
- Ground floor space only
- Independent and national retailers in the vicinity

Ground floor retail	957 sq ft*
ITZA	716 units*
Rent	£40,000 p.a.
Est. Service Charge	£8,078 p.a.
Est. Building Insurance	£1,880 p.a.
Rates payable	£ 14,846.25 p.a.

* The areas are from the VOA and have not been measured by Hicks Baker.

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



USE	Class E
TENURE	Available on an assignment of the existing lease.
LEASE TERMS	Lease End: 4th October 2028 Statute: Inside the Act
RATEABLE VALUE	£26,750. For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find/search
EPC	C. Expires 31 January 2032
VAT	VAT is payable

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Date of publication: July 2025



Transaction



Management



Advice

Lease code

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

Misrepresentations Act 1967

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