



Rent £17,000 Per annum

Size 492 Square feet

Ref #3320

Address

Address: 31 Church Street Postcode: TW18 4EN

Town: Staines **Area:** Middlesex

Location

Within Staines Town Centre - Church Street is a central road. It runs between the High Street (A308) and Bridge Street (B376), providing access to the riverside, shops, local businesses, and historic landmarks.

Description

A self-contained retail/ office unit available to let on a new lease, with a guide commencing rent of £17,000 per annum.

The premises extend to approximately 492 sq ft and are arranged to provide a front retail area with a separate rear office, and a W.C.

To the left of the property, there is access to a courtyard, offering attractive views over the River Colne.

The unit also benefits from three allocated parking spaces located to the rear of the building.

The property should suit a variety of uses under the E use class.

Awaiting EPC.

Viewings recommended.

General Information

Tenure: Leasehold

Rent: £17,000 Per annum

Legal fees: Each party to bear their own

Rateable value: The VOA website states a a rateable value of £6,200, payable

at the prevailing rate. Full small business rates relief should

apply subject to the usual criteria.

Lease details: New lease for a term to be agreed.

Features

✓ 'E' Use class

Allocated parking

✓ Courtyard ✓ Early viewing recommended

Property Map ServerFi Benefit Cosmetics Brow Bar Counter. Prezzo Italian ServiceNow UK&I Office Restaurant Stai Nando's Staines P Bridge Street Car Park Harvester Two Rivers Staines Θ Turtle Bay Staines A308 Spicy Tadka Staines Sushi Nara Slug & Lettuce - Staines Google Map data ©2025

Important notice

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Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.









