

# Staines-upon-Thames

95-99 High Street  
Surrey  
TW18 4PQ

- Well Located Freehold Shop Investment
- Entirely let to Poundland Limited until 2020
- Pedestrianised town centre location, forming part of the Elmsleigh Shopping Centre
- Comprising a total of 745.9 sq m (8,029 sq ft)
- Current Rent Reserved  
**£145,000 pa**

On the Instructions of a  
Major UK Pension Fund

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

Staines-upon-Thames, with a population of some 18,000, is located on the River Thames within the London commuter belt, some 18 miles west of the city centre and 4 miles south of Heathrow. The town is within the M25 Motorway, close to Junction 13 and the A30. There are regular rail services to London Waterloo (fastest journey time 35 minutes).

The property is well located on the south side of the pedestrianised High Street, close to its junction with South Street (A308), and forms part of the Elmsleigh Shopping Centre, the main entrance to which is less than 50 metres to the west.

Occupiers close by include H&M, Vodafone (both adjacent), Marks & Spencer, Primark, William Hill, Monsoon, Shoe Zone, Betfred, Pret a Manger, Wagamama, Gourmet Burger Kitchen, Game, Pandora, Starbucks, Waterstones, Lloyds, McDonald's, Greggs, EE, New Look, Card Factory, Deichmann, Clintons, River Island and Topshop, amongst many others.

## Description

This substantial property is arranged on ground, and one upper floor to provide a ground floor shop with ancillary office accommodation at first floor level and a yard to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	15.75 m	(51' 8")
Net Frontage	15.00 m	(49' 3")

Shop Depth (max)	46.55 m	(152' 8")
Built Depth (max)	61.80 m	(202' 9")
Ground Floor Sales	492.75 sq m	(5,304 sq ft)
Ground Floor Stock	164.15 sq m	(1,767 sq ft)
First Floor	89.00 sq m	(958 sq ft)
<b>Total</b>	<b>745.90 sq m</b>	<b>(8,029 sq ft)</b>

## Tenancy

The entire property is at present let to POUNDLAND LIMITED for a term of 10 years from 6th April 2010 at a current rent of £145,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

No. of Branches: Over 700.

Website Address: [www.poundland.co.uk](http://www.poundland.co.uk)

For the year ended 27th March 2016, Poundland Limited reported a turnover of £1,214,818,000, a pre-tax profit of £34.653m, shareholders' funds of £95.695m and a net worth of £20.520m. (Source: Experian 08.05.2018.)

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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