



DESCRIPTION

A ground floor shop premises located on a neighbourhood shopping parade historically traded as a florist but recently has been the subject of fit-out works for a café/restaurant.

TERMS

For Sale as a virtual freehold (984-year lease) at a guide price of £259,950 excl.

We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or as representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so in relation to the seller. Services, fittings and equipment have not been tested and no warranty is given. Yourself or your advisor should verify all property information. Please contact us before viewing the property, particularly if you are travelling some distance, we may then confirm if the property remains available and will be pleased to provide additional information.

**25 EDINBURGH DRIVE STAINES
TW18 1PJ**

SHOP FOR SALE

SIZES (all sizes are approx.)

Total approx. 125 sq m (1345 sq ft)

EPC asset rating 74 C

LEGAL COSTS

Each party to bear their own legal costs in this matter.

BUSINESS RATES

The current rateable value 2017-present is £5800

Occupiers may qualify for small business relief. Further details on request.

VAT

All figures are quoted exclusive of VAT (if/where applicable) albeit we are verbally advised that VAT may not apply on this transaction.

LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes. We recommend that ingoing tenants investigate all planning matters and uses and rely on their own measure.

VIEWING

Via Focus Commercial 01753 770124
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