



## 89 Clare Road

Stanwell, Staines-upon-Thames, TW19 7QP

**Self contained lock up shop  
with rear access and paved  
garden to let in established  
parade within large  
residential catchment area**

**775 sq ft**  
(72 sq m)

- Self contained lock up shop
- Established parade
- Rear access
- Paved rear garden area
- WC
- Aircon system
- Natural light
- Large residential catchment area
- 1.4 miles from train station

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## Summary

Available Size	775 sq ft
Rent	£16,000 per annum
Service Charge	Service charges are ad hoc and on account
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)

## Description

The property is arranged over the ground floor with a prominent retail frontage. It sits within a well-established retail parade which is in a large residential catchment area.

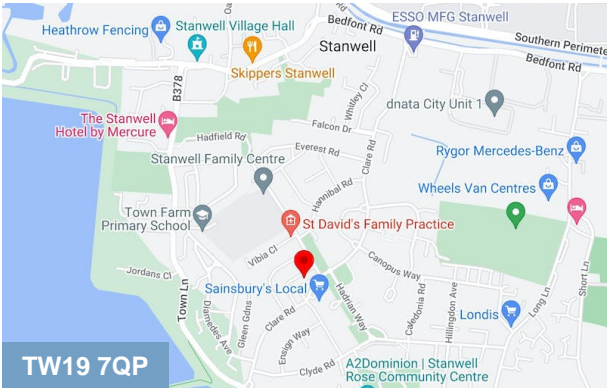
## Location

Ashford train station is 1.4 miles away, Heathrow Terminal 5 railway station is 3 miles away. Easy access to the M25. The established retail parade has an abundance of amenities in the immediate vicinity, including shops and restaurants.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	775	72	Available
Outdoor - Paved garden	151	14.03	Available
<b>Total</b>	<b>926</b>	<b>86.03</b>	



## Viewing & Further Information



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