

## SIZEABLE WEST LONDON WATERSIDE BAR/RESTAURANT TO LET – NIL PREMIUM



### CURRENTLY T/A SLUG & LETTUCE

#### UNIT 3-4, 15-18 CLARENCE STREET, STAINES-UPON-THAMES, TW18 4SU

- Attractive Thames-riverside position within modern mixed-use building
- Well located with large public car park, sizable office scheme nearby and close to High Street
- Total gross internal area approx. 600 sq m (6,500 sq ft)
- Decorated to a high standard throughout and ready to trade
- Fully fitted commercial kitchen

(All red lines are drawn for indicative purposes only)

#### NIL PREMIUM – RENTAL OFFERS INVITED

**SUBJECT TO CONTRACT & VACANT POSSESSION** Sole letting rights

LonL718

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)  
 Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus  
 BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Director P.A. Themistocli BSc (Hons) MRICS  
 Associate Director C. Craig MSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Location

The premises occupies an enviable position with attractive views over the River Thames and Staines Bridge. It lies less than 150 metres west of the amenities and of Staines High Street and both Two Rivers Shopping Centre and Elmsleigh Shopping Centre also lie within close proximity.

Staines Railway Station is situated approximately 850 metres to the east which provides frequent and direct services into London Waterloo Station with the fastest journey time being around 35 minutes. A location plan is attached.

## Description

A double-fronted, modern, fully fitted corner unit occupying the ground floor of a contemporary five-storey, mixed-use building. The property benefits from a raised decking area accommodating over 30 covers, together with a substantial external seating area to the front, overlooking the River Thames, featuring more than 20 x eight-person benches.

Internally, the configuration is as follows:-

**Ground floor** A largely open-plan trading area, decorated in a traditional style, featuring an L-shaped bar serverly, a combination of timber and tiled flooring, and a mix of high and low seating, including booths and perimeter seating. To the rear lies a commercial kitchen, ancillary storage areas, and sets of male and female customer WCs.

(NB:- the external bench seating area is not demised within the lease).

A site plan is attached.

According to the property's EPC, the property has a total gross internal area of approx. 597 sq m (6,425 sq ft).

NB: AG&G have not measured the property. The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Services

We are advised that the property is connected to all mains services.

## Licensing

From enquiry of the Spelthorne Borough Council, it is understood that the property has a Premises Licence permitting the sale of alcohol from 10:00am until midnight Sunday to Wednesday and from 10:00am until 1:00am on Thursday to Saturday. The premises licence also permits regulated entertainment to include:- playing of recorded music, film exhibition for music videos and use of DJ.

## Planning

It is understood that the property not statutory listed but it does lie within the 'Staines Conservation Area'.

## Rating Assessment

The property is listed as a 'Public House and Premises' and has a rateable value of £79,500 with effect from 1<sup>st</sup> April 2026.

## Basis of Letting & Guide Rent

The property is available by way of a new free-of-tie lease, all term to be negotiated.

Rental offers invited (VAT will be payable on the rent). Subject to Contract and Vacant Possession.

## Viewings & Further Information

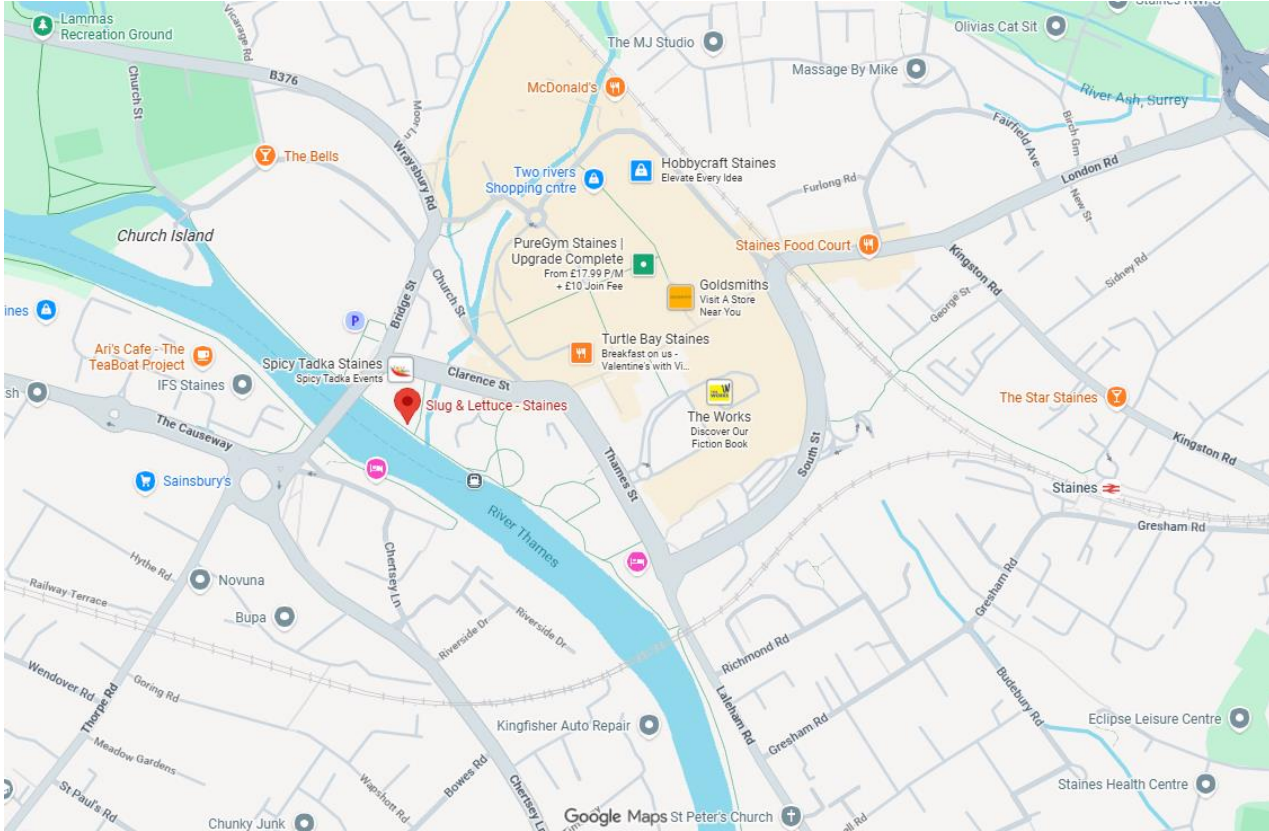
The business is currently open and trading, prospective tenants are requested to undertake a discreet customer inspection of the property in the first instance. For further information and to arrange a viewing please contact the sole selling agent Panayiotis Themistocli on either tel. 07973 856 232 or email. [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

***On no account should any interested party engage with the staff, management or customer in connection with this potential new lease.***

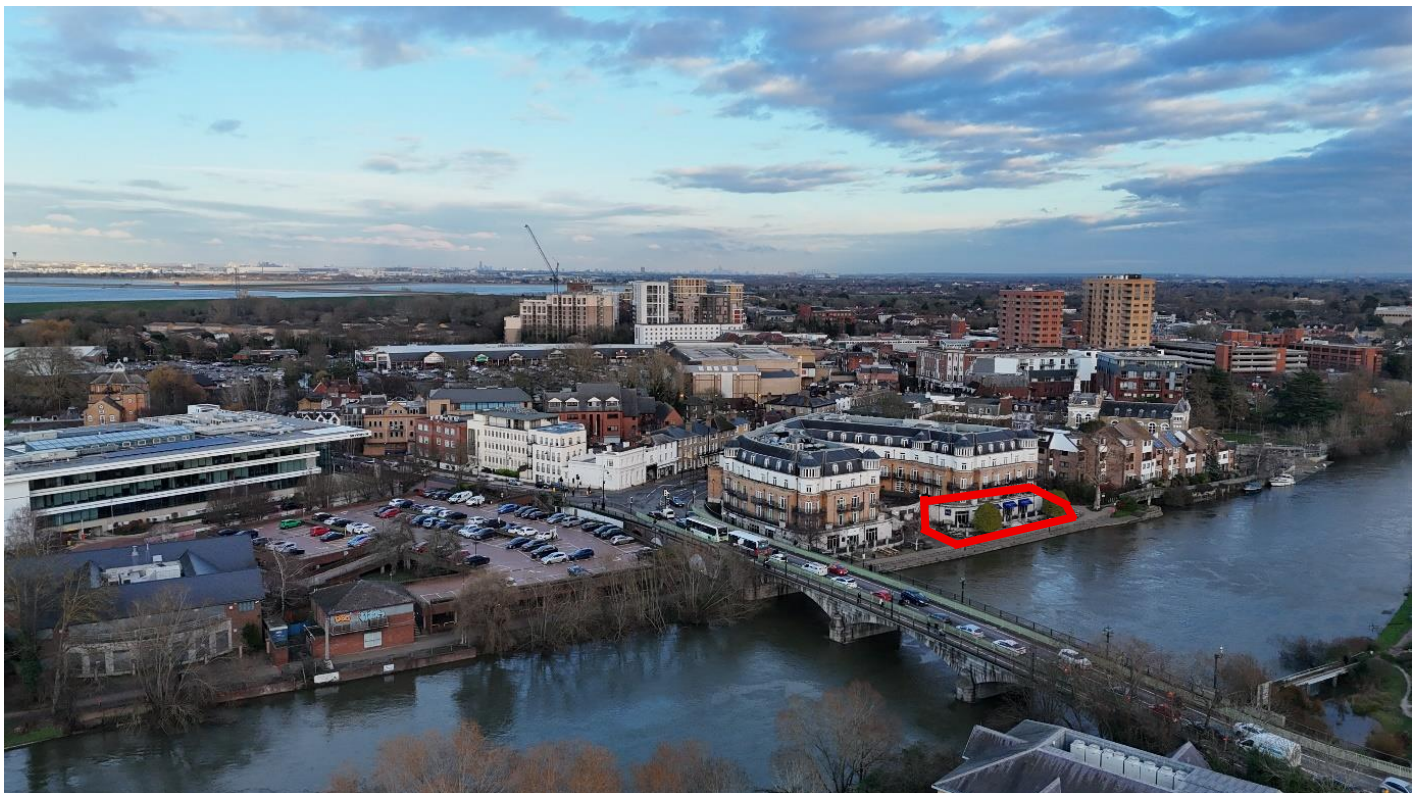
## EPC

The property has an EPC rating of C (54). [Link to EPC](#)

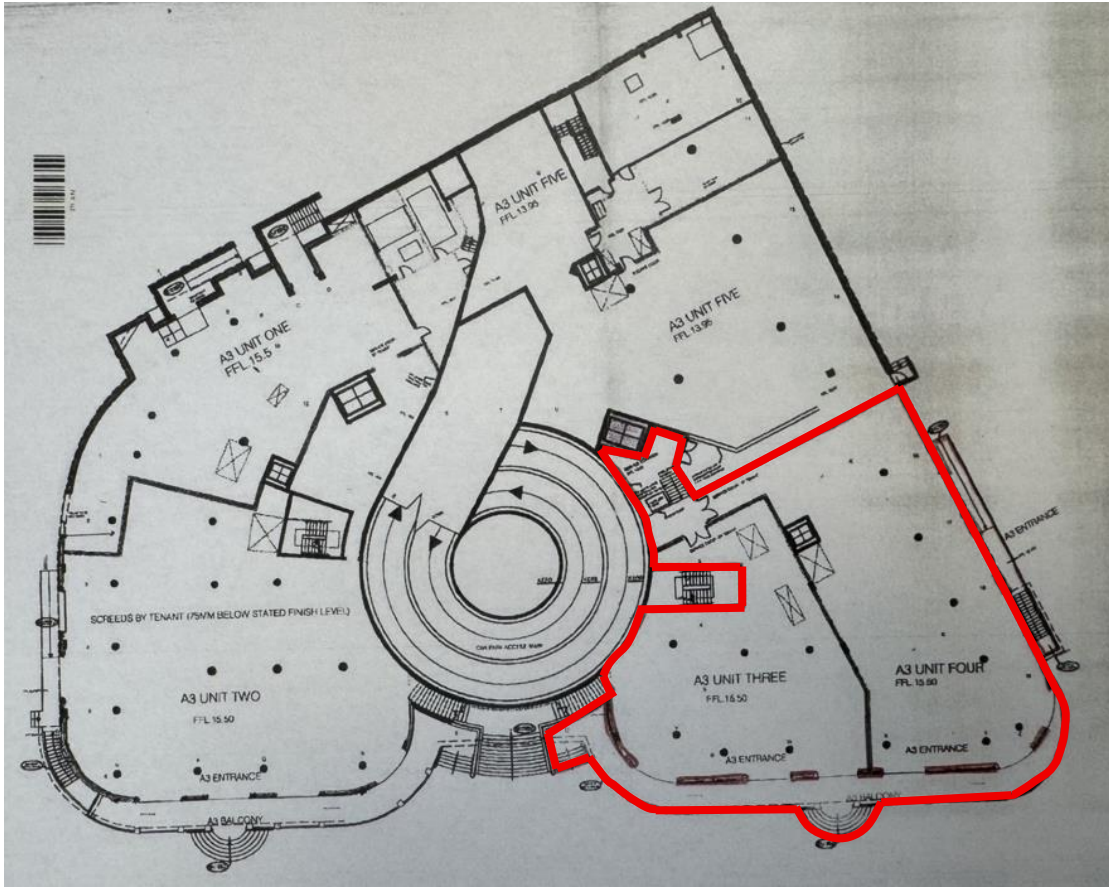
## Location



Source: Google Maps. Not to scale - Provided for indicative purposes only.



## Plan



Not to scale - Provided for indicative purposes only.