

TO LET

67.6 SQ. M (782 SQ. FT) APPROX.

64 HIGH STREET, SHEPPERTON, TW17 9AU

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **PROMINENT RETAIL PREMISES**
- **BUSY HIGH STREET LOCATION**
- **NEW FULLY GLAZED SHOP FRONT**
- **AVAILABLE ON A NEW LEASE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located in a prominent position on Shepperton High Street, a suburban town in the Borough of Spelthorne, between Chertsey and Sunbury on Thames and 15 miles south west of London.

Shepperton has a traditional village High Street feel with a wide range of retailers, cafes, restaurants and public houses.

Other occupiers nearby include food operators, boutique, charity shops, convenience store and estate agents.

DESCRIPTION

The property currently trades as a grocery store and comprises a lock up ground floor retail unit with new fully glazed shop front.

ACCOMMODATION

The property has the following approximate net internal floor area:-

67.6 sq. m (728 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£23,000 per annum exclusive.

BUSINESS RATES

Rateable Value: £13,000

For confirmation of current rates payable, please contact the business rates department of Spelthorne Council.

The business rates will be re-assessed following occupation of the premises which may result in a reduction in the Rateable Value.

ENERGY PERFORMANCE RATING

Energy Rating: C57

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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