

TO LET

70.3 SQ. M (757 SQ. FT) APPROX.

2 PEREGRINE ROAD, SUNBURY ON THAMES TW16 6JP

SNELLER

COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **END OF TERRACE RETAIL PREMISES**
- **LOCAL SHOPPING PARADE**
- **FORMERLY TRADING AS HAIR & BEAUTY**
- **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.

2 PEREGRINE ROAD, SUNBURY ON THAMES

LOCATION

The property is located in a secondary parade, just off Nursery Road in Sunbury on Thames.

There are 3 units within the parade which serves the local community and the two other traders provide a take-away food outlet and convenience store.

DESCRIPTION

The property comprises a ground floor end of terrace shop previously trading as a hair and beauty salon and is currently partitioned to provide a number of treatment rooms, storage, kitchen and WC.

The property benefits from a suspended ceiling, electric radiators and fully glazed shop front and there is access to a rear service road.

ACCOMMODATION

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

70.3 sq. m (757 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£12,000 per annum

BUSINESS RATES

2023 Rateable Value: £6,700

Tenants may qualify for 100% business rates relief and for confirmation of rates payable, please contact the business rates department of Spelthorne Council.

ENERGY PERFORMANCE RATING

B 49

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion

Sneller Commercial

020 8977 2204

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Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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