

TO LET

105.4 sq. m (1,135 sq. ft) approx.

17 THURLESTONE PARADE, HIGH STREET, SHEPPERTON TW17 9AR

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **RETAIL PREMISES IN BUSY PARADE**
- **AVAILABLE ON A NEW LEASE**
- **CLOSE PROXIMITY TO MULTIPLE RETAILERS INCLUDING CO-OP AND M & S SIMPLY FOOD**
- **REFURBISHED TO A SHELL CONDITION**

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.

17 THURLESTONE PARADE, TW17 9AR

LOCATION

The property is located within 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 High Street with a wide range of retailers, cafes, restaurants and public houses and Shepperton railway station is 0.2 of a mile away.

Other occupiers on Thurlestone Parade include Co-Op, Coral, and Alan Greenwood Funeral Directors as well as a dental practice and BP Garage with M & S Simply Food.

DESCRIPTION

The property comprises a ground floor lock up shop with rear stores and WC. There is rear access to the service road and parking area .

The property has been fully refurbished to a shell condition ready for a tenants fit out.

ACCOMMODATION

The property has a total approximate net internal floor area of:-

105.4 sq. m (1,135 sq. ft)

TENURE

Available on a new lease from January 2020 for a term by arrangement.

RENT

£21,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £20,000

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

ENERGY PERFORMANCE RATING

Energy Rating: C56

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

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

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