

# TO LET

119.2 sq. m (1284 sq. ft) approx.

15 THURLESTONE PARADE, HIGH STREET, SHEPPERTON TW17 9AR

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

- **PROMINENT RETAIL PREMISES**
- **REAR STORAGE WITH LOADING DOORS**
- **AVAILABLE ON A NEW LEASE**
- **CLOSE PROXIMITY TO MULTIPLE RETAILERS INCLUDING CO-OP, BOOTS AND FARA**

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.

# 15 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, Fara and Boots as well as a dental practice and BP Garage with M & S Simply Food.

## DESCRIPTION

The property comprises a ground floor lock up shop which is currently arranged to provide a retail sales area with rear store and WC. There are double loading doors to the rear with access to a service road.

## ACCOMMODATION

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

Retail Sales	82.3 sq. m	886 sq. ft
Store	36.9 sq. m	398 sq. ft
<b>TOTAL</b>	<b>119.2 sq. m</b>	<b>1284 sq. ft</b>

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£25,000 per annum exclusive.

## BUSINESS RATES

2017 Rateable Value: £18,750

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

## ENERGY PERFORMANCE RATING

Energy Rating: TBC

## VIEWING

Strictly by appointment through Sole Agents.

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

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