

TO LET

65 sq. m (699 sq. ft) approx.

143 VICARAGE ROAD, SUNBURY ON THAMES TW16 7QB

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **NEW RETAIL PREMISES**
- **MAIN ROAD LOCATION APPROXIMATELY 1/3 OF A MILE FROM SUNBURY CROSS**
- **NEW LEASE AVAILABLE**

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 small parade in Vicarage Road, approximately 1/3 of a mile from Sunbury Cross shopping centre and roundabout which provides direct access to the A316 and Junction 1 of the M3.

Other occupiers in the parade which serve the densely populated local area include food take-aways, printers and the nearby Londis convenience store. The Hare & Hounds pub and car park are directly opposite.

DESCRIPTION

The property comprises a newly built ground floor shop unit which will be offered in a shell condition ready for a tenants fit out. There is a disabled WC facility to the rear.

ACCOMMODATION

The property has an approximate net internal floor area of 65 sq. m (699 sq. ft).

Floor plan available on request.

TENURE

Available on a new lease for a term by arrangement.

RENT

£15,000 per annum

BUSINESS RATES

To be assessed.

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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