

TO LET

98 SQ. M (1055 SQ. FT) APPROX.

7 - 9 HIGH STREET, SHEPPERTON, TW17 9AJ

SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

www.snellers.com

- **PROMINENT DOUBLE FRONTED RETAIL UNIT**
- **HIGH STREET LOCATION**
- **AVAILABLE ON A NEW LEASE**
- **RENT REDUCED**

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.

7—9 HIGH STREET, SHEPPERTON TW17 9AJ

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 railway station is approximately 350 yards.

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

Other occupiers nearby include Princess Alice Hospice, QEF, Haart Estate Agents, Co-Op, Costa and a pharmacy.

DESCRIPTION

The property comprises a double fronted retail unit with rear stores and WC.

ACCOMMODATION

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

98 sq. m (1055 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£30,000 per annum

BUSINESS RATES

2023 Rateable Value: £19,750

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

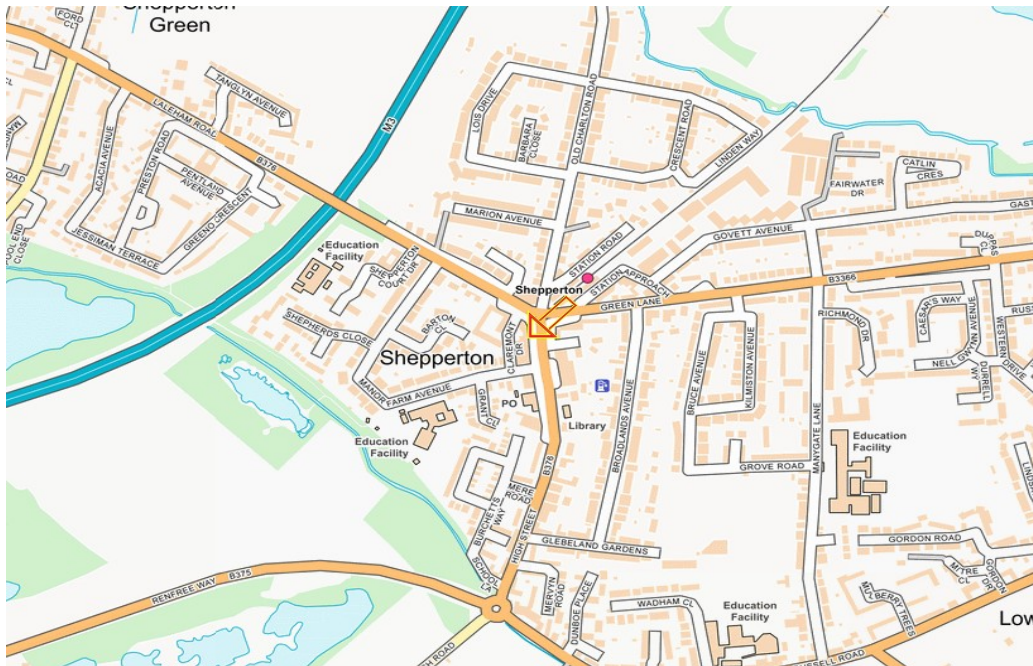
ENERGY PERFORMANCE RATING

To be confirmed.

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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