

TO LET

56.5 sq. m (608 sq. ft) approx.

141 VICARAGE ROAD, SUNBURY ON THAMES TW16 7QB

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



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

020 8977 2204

- **TWO RETAIL PREMISES**
- **MAIN ROAD LOCATION APPROXIMATELY 1/3 OF A MILE FROM SUNBURY CROSS**
- **POTENTIAL FOR PROMINENT SHOWROOM**

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.

141 VICARAGE ROAD, SUNBURY TW16 7QB

LOCATION

The property is located in a small parade in Vicarage Road, approximately one third 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 retail shop front and large rear storage area benefitting from rear loading doors. There is access to a yard area and service road at the side of the property. The property is offered in good decorative order and benefits from a suspended ceiling, WC, kitchenette, fire alarm, electric radiators and electric roller shutter.

ACCOMMODATION

The property has an approximate net internal floor area of 56.5 sq. m (608 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£14,000 per annum

BUSINESS RATES

2017 Rateable Value: £6,200

The property may qualify for 100% rates relief. For confirmation please contact the business rates department of Spelthorne Council.

ENERGY PERFORMANCE RATING

Energy Rating: D84

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

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

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