

TO LET

36.6 sq. m (393 sq. ft) approx.

133 VICARAGE ROAD, SUNBURY ON THAMES TW16 7QB

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **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 vicinity which serves the densely populated local area include food take-aways, vape shop and a Londis convenience store. There is un-restricted parking on Vicarage Road and the Hare & Hounds pub and car park are opposite the property.

DESCRIPTION

The property comprises a ground floor retail unit with fully glazed frontage and entrance on the corner return.

There is a kitchenette and WC to the rear.

ACCOMMODATION

The property has an approximate net internal floor area of 36.6 sq. m (393 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£12,000 per annum

BUSINESS RATES

2017 Rateable Value: 5,500

Tenants may qualify for 100% rates relief.

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

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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