

# TO LET

117.4 sq. m (1264 sq. ft) approx.

18 THURLESTONE PARADE, HIGH STREET, SHEPPERTON TW17 9AR

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

- **RETAIL PREMISES IN BUSY PARADE**
- **AVAILABLE ON A NEW LEASE**
- **CLOSE PROXIMITY TO MULTIPLE RETAILERS INCLUDING CO-OP AND BOOTS**

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.

# 18 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, 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 partitioned to provide a retail sales area with rear store and male and female WC's. There is access to the rear service yard.

## ACCOMMODATION

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

117.4 sq. m (1264 sq. ft)

## TENURE

Available on a new lease from January 2019 for a term by arrangement.

## RENT

£24,000 per annum exclusive.

## BUSINESS RATES

2017 Rateable Value: £19,750

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

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