

# TO LET

65.5 SQ. M (705 SQ. FT) APPROX.

13 SHREWSBURY WALK, ISLEWORTH, MIDDLESEX TW7 7DE

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **RETAIL PREMISES**
- **LOCAL SHOPPING PARADE**
- **AVAILABLE ON A NEW LEASE**
- **MAY QUALIFY FOR ZERO BUSINESS RATES**

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.

# 13 SHREWSBURY WALK, ISLEWORTH TW7 7DE

## LOCATION

The property is located in Shrewsbury Walk, a small shopping precinct off South Street in Isleworth.

Other retailers in the parade include a Londis, restaurant, hair & beauty premises and a dry cleaners. There is a Co Op Local and a number of other independent retailers in close proximity in South Street.

## DESCRIPTION

The property comprises a retail unit benefitting from a fully glazed frontage of approximately 7 metres with roller shutters, WC and rear access.

The premises are presented in good decorative order ready for a tenants fit out.

There is 30 minutes free parking on South Street as well as extended metered parking.

## ACCOMMODATION

The property has an approximate net internal floor area of 65.5 sq. m (705 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£17,000 per annum exclusive.

## BUSINESS RATES

2017 Rateable Value: £6,500

Tenants may qualify for 100% rates relief.

For confirmation of rates payable, please contact the business rates department of the London Borough of Hounslow.

## ENERGY PERFORMANCE RATING

Energy Rating: D97

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
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020 8977 2204  
sharon@snellers.com

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

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