

PROPERTY PARTICULARS

CLASS A1 LOCK-UP SHOP TO LET

41.48 SQ M (446.50 SQ FT)



1 HIGH STREET

SHEPPERTON

TW17 9AJ

Regulated by RICS



LOCATION

The shop is located within the main High Street, close to the crossroads junction. Shepperton is approximately 18 miles south west of Central London. The nearest access to the motorway network is available at J1 (M3) or J11 (M25). There is a main line rail service to London Waterloo.

DESCRIPTION

The premises comprise a small lock-up shop unit that looks out on to Laleham Road (B376). It has a retail display window and front door access into the property. The space is open plan with a w.c. facility at the back. There is short stay lay by parking serving this part of the high street.

FLOOR AREA

Retail sales area	41.48 sq m	446.50 sq ft
Average internal depth	5.53 m	18.14 ft
Internal depth	7.50 m	24.60 ft

W.C. facility

EPC

To be assessed.

TERMS

A new full repairing/decorating and insuring lease is available for a minimum 5 year term. The lease will exclude the security of tenure and compensation provisions contained within the Landlord & Tenant Act 1954 Part 2 (as amended).

RENT

£13,500 per annum exclusive.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with this transaction.

VIEWINGS

By appointment with Phil Eggerdon

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