



**Rent** £12,000 Per annum

**Size** 190 Square feet

**Ref** #3189

## Address

**Address:** 122a High Street

**Postcode:** TW17 9BG

**Town:** Shepperton

**Area:** Surrey

## Location

Close to the junction with Russell Road. Shepperton has a good mix of multiple and independent cafes, restaurants and shops including Sainsburys and Co-op. Shepperton studios are currently undergoing a major expansion and the mainline station is within easy walking distance.

## Description

To let on new lease for a term to be agreed.

The shop was most recently used as a delicatessens, but should suit various uses under the E use class- not suitable for a barbers, unless rented together with our client's adjacent barbers shop- see website reference #3188.

The equipment in the shop can be purchased if required and there is an electric shutter fitted to the shop front. There is a W.C. to the rear and access to a shared yard.

The shop will benefit full business rates relief, subject to the usual criteria.

EPC band C.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£12,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Lease details:</b>	New lease available for a term to be agreed.

## Features

- ✔ Densely populated area
- ✔ High street location
- ✔ Viewings by appointment only

## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





