



**Price/premium** £525,000

**Size** 1,635 Square feet

**Ref** #3069

## Address

**Address:** 209 Laleham Road

**Postcode:** TW17 0AH

**Town:** Shepperton

**Area:** Middlesex

## Location

Secondary Parade with plenty of on Street parking close by. The property is approximately 2.1 miles from Shepperton Train Station and High Street.

## Description

### Freehold guide price £525,000.00. Full vacant possession on completion.

The property occupies a corner position and comprises a ground floor shop with rear extension providing a modern office suite, plus two bedroom upper maisonette and rear parking space.

The ground floor measures approximately 935 sq ft in total and should be capable of separation into two separate Commercial units (subject to any consents, if required).

The main retail space measures 430 sq ft. There is a rear lobby area (36 sq ft) with internal entrance door to the upper maisonette, plus W.C. off and kitchen/staff room of 140 sq ft.

There is an additional lobby (21 sq ft) with a further W.C. which leads to the rear office measuring approximately 308 sq ft. The office is separated by the kitchen/staff room and has a separate access from the side of the building making it easy to divide the premises if required.

The spacious maisonette measures approximately 700 sq ft and can be accessed both internally and from the front of the property- comprising kitchen, bathroom, living room and 2 double bedrooms.

To the rear of the building there is space to park one vehicle.

Subject to any necessary consents we feel that there may be some further development scope at the property.

We understand the previous occupier rented the shop and flat for in excess of 25 years. Both the commercial and residential elements should be very lettable - please contact us if you wish to discuss estimated rental figures.

EPC Bands: Flat - D. Shop C. Office D.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£525,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a rateable value of £8,200 (shop), payable at the prevailing rate.

## Features

- ✓ 'E' Use class
- ✓ Early viewing recommended
- ✓ Freehold
- ✓ Vacant possession
- ✓ Corner position
- ✓ Local Parade
- ✓ Mixed use

## Property Map



## Important notice

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