





shop  
to let

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**franklin**  
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**Rent** £28,500 Per annum

**Size** 1,140 Square feet

**Ref** #3075

## Address

**Address:** 42 High Street

**Postcode:** TW17 9AU

**Town:** Shepperton

**Area:** Middlesex

## Location

The premises occupy a prominent position, situated opposite Sainsburys Local and close to the BP Petrol Garage. Shepperton Station is approximately a five minute walk and the High Street has a good mix of both chain and independent retailers.

## Description

Shop to let of just over 1140 sq ft - available on a new lease for a term to be agreed.

The premises have been left in a 'shell' condition providing an occupier with the opportunity to fit out to their specification.

There is a demised parking space to the rear of the property and a shared lockable bin store.

We feel that the premises should suit a variety of different businesses and early viewings are advised.

Guide commencing rent £28,500 p.a.

EPC Band - B

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£28,500 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	TBC.
<b>Lease details:</b>	New F.R.I. lease for a term to be agreed.

## Features

- ✓ 'E' Use class
- ✓ Allocated parking
- ✓ Available immediately
- ✓ Disabled toilet
- ✓ High Street location

## Property Map



## 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.





