



10-14 High Street
Shepperton, TW17 9AW

**Large ground floor retail
premises**

1,927 sq ft
(179.02 sq m)

- Prominent position
- High Street Location
- Located close by to Costa Coffee and Co-op
- Former bank

Summary

Available Size	1,927 sq ft
Rent	£60,000 per annum
Rates Payable	£22,455 per annum
Rateable Value	£45,000
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property comprises of a ground floor retail premises consisting of a retail area, with kitchenette and WC.

Location

The property is located within Shepperton High Street, suburban town in The Borough of Spelthorne, between Chertsey and Sunbury on Thames and 15 miles south west of London. Shepperton has a traditional High Street with a wide range of retailers, cafes, restaurants and public houses and Shepperton railway station is approximately 0.2 miles away.

Other occupiers in the High Street include Costa Coffee, Co-op, Alan Greenwood Funeral Directors, BP garage with M&S Simply Food attached.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,927	179.02	Available
Total	1,927	179.02	

Terms

The shop is available by way of a new effective full repairing and insuring lease for a term to be agreed.

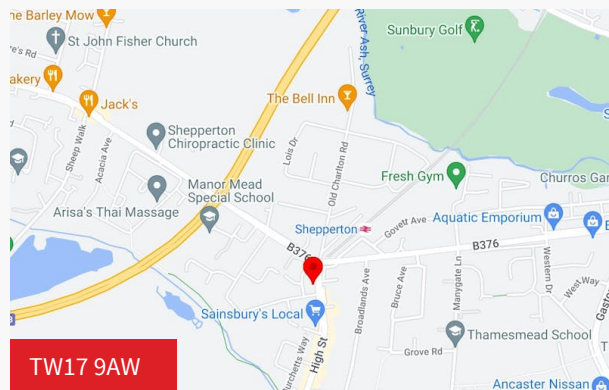
Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

Richard Newsam

01483 730060 | 07554455920

rnewsam@curchodandco.com

Kyran Copestick

01483 730060 | 07570 682204

kcopestick@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 28/03/2024