

## SHEPPERTON 5 High Street TW17 9AJ

### SHOP LEASE FOR ASSIGNMENT

862 sq ft 80 sq m adjacent to Boots Chemists, Haart Estate agents  
and Natwest closeby

#### Location

The property is located in a prominent position to the northern end of the High Street, close to the junction of Laleham Road and Green Lane in Shepperton. Boots Chemists, Haart Estate Agents and Natwest Bank are closeby

#### Description

The property comprises a corner retail unit with a rear service yard.

#### Accommodation

The property affords the following dimensions and floor areas:

	Metric:	Imperial:
Gross frontage	6.7 m	22'
Internal width	6.5 m	21' 4"
Shop depth	13.64 m	44' 9"
Built depth	15.50 m	51'
Sales area Plus kitchen and WC	80.01 m <sup>2</sup>	862 sq ft
External store/shed	11.15 m <sup>2</sup>	120 sq ft

#### Lease

The property is held on a FRI Lease to expire March 2024. The Lease provides for Tenants only break in year ten.



#### Rent

£23,000 p.a.x.

Subject to upward only review in March 2014 and March 2019.

#### Rates

Rateable Value	£14,250
UBR (2011/2012)	43.3 p

#### Costs

Each party to bear their own.

#### Inspection

Strictly by appointment via the sole agents:

Nick Downing  
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