

**2 HIGH STREET
SHEPPERTON
TW17 8DN**

697 ft²

TO LET



Previously Bookmakers

- **Town centre location**
- **Male & Female WC's.**
- **Near Station**
- **Prominent position**

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cont'd/..... 2 High Street, Shepperton, TW17 8DN

Location: The town of Shepperton lies approximately 18 miles to the South West of Central London. Shepperton House is situated on the corner of the High Street and Green Lane with Shepperton rail station opposite, providing services to Waterloo.

Description: 2 High Street is located in a prominent position being a ground floor shop previously occupied by Coral Bookmakers. Prior to that it was let to Mann & Co Estate Agents. There is a rear store room with WC and kitchen facilities. There is also access to the private car park.

Area: 64.75 m² 697 ft²

Measured in accordance with the RICS Code of Measuring Practice (5th Edition).

Terms: The property is available by way of a new lease for a term to be agreed.

Rent: £18,500 pax

Rates: We understand from Spelthorne Borough Council the Rateable Value is £14,250 but please verify with them

Legal Costs: Each party to pay their own legal costs.

Viewing: **By appointment through Sole Agent:-**
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05/026
Apr 23