

PROPERTY CONSULTANTS

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PROPERTY PARTICULARS

**8 HIGH STREET  
SHEPPERTON  
TW17 8DN**

**667 ft<sup>2</sup>**

**TO LET**



**Former Cafe**

- **Town centre location**
- **Outside seating area under cover**
- **Near Station**
- **Prime position**

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cont'd/..... 8 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:** 8 High Street is located in a prominent position being a ground floor shop currently vacant but previously trading as cafe Mocha D. The shop has an internal width of 5.84m with a depth of 9.55m. In addition to this is a rear store room with WC and kitchen facilities. There is also access to the private car park at the rear.

**Area:** **62.00 m<sup>2</sup>** **667 ft<sup>2</sup>**

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

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

**Rent:** £22,000 pax

**Rates:** Business Rates are set by Spelthorne Borough Council. Please contact them for the Rateable Value (01784 451499)

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

**Viewing:** **By appointment through Sole Agent:-**  
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