



**2 High Street**

Shepperton, TW17 9AW

## Ground floor retail

**628 sq ft**

(58.34 sq m)

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

## Summary

|                |   |
|----------------|---|
| Available Size | 628 sq ft                                   |
| Rent           | £23,750 per annum                           |
| Rates Payable  | £6,685 per annum<br>based on 2026 valuation |
| Rateable Value | £17,500                                     |
| Service Charge | N/A   |
| EPC Rating     | C (72)                                      |

## Description

The property comprises of a ground floor retail premises consisting of a front retail area, with rear 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.

## 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

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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