



New Commercial Property - For Sale And To Let.

42 High Street, Shepperton, TW17 9AU

Kinleigh Folkard & Hayward



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Location

The property is prominently positioned on the High Street Shepperton and benefits from excellent transport links. Shepperton Station is just a 5 minutes walk away which provides access to the London Overground, there are also regular buses which give access to Kingston and Heathrow Airport. The building benefits from being in close proximity to established retailers such as Sainsbury's Local, BP petrol station, Costa, and Marks & Spencers.

Description

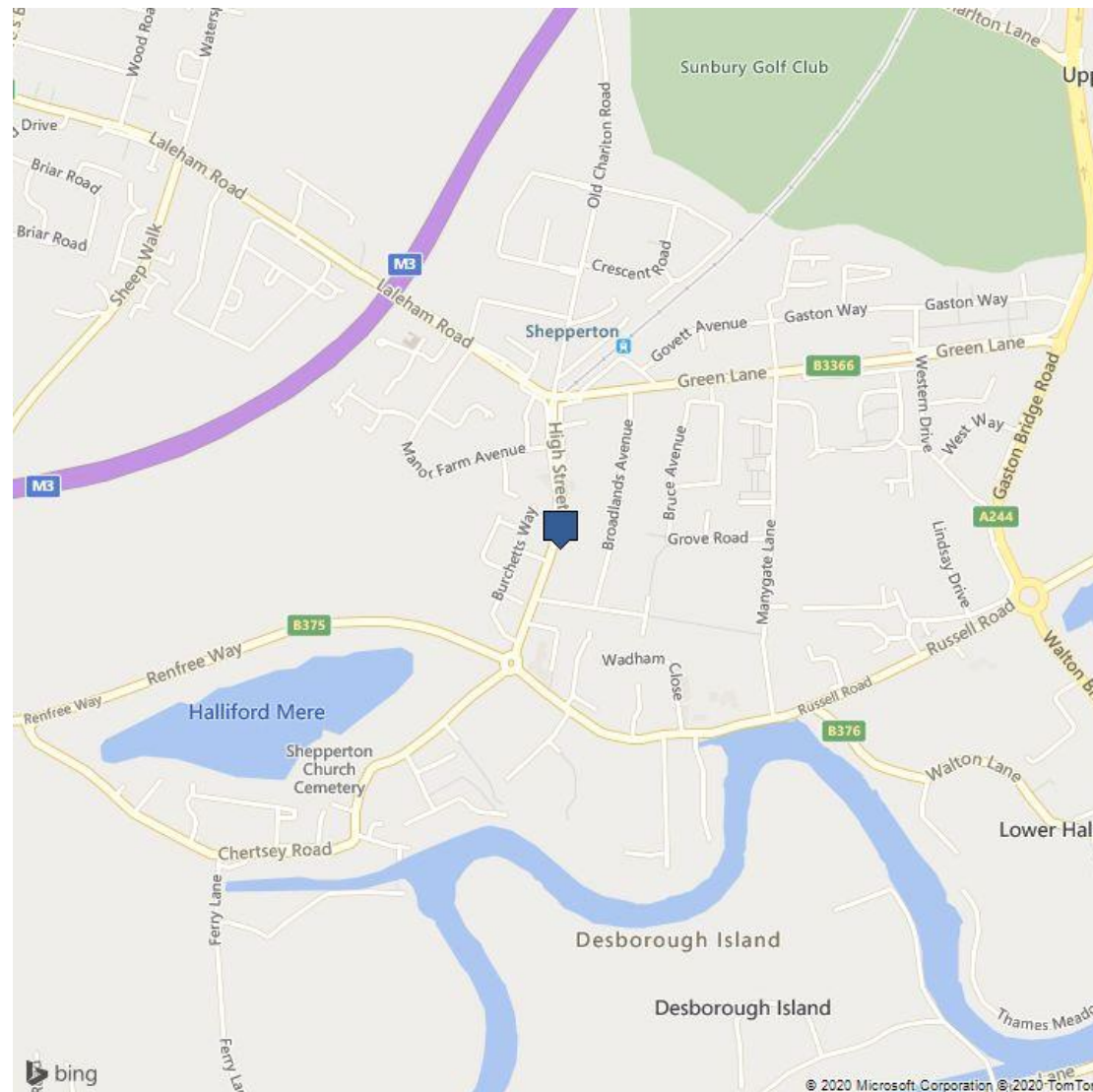
A new 999 Long Leasehold or new lease opportunity in the heart of Shepperton High Street. The premises provide a modern commercial development, which completed at the end of 2020. The property offers two brand new commercial units across the ground floor only. There is also private parking to the rear.

Size

Section	sq ft	sq m
Unit 1 (Under Offer)	1,290	119.84
Unit 2	1,140	105.91
Total	2,430	225.75

Proposal

We are instructed to seek offers in the region of:
Unit 1: £600,000 or £32,275 per annum exclusive. (Under Offer)
Unit 2: £550,000 or £28,500 per annum exclusive.
(VAT is not applicable).



South West and West London

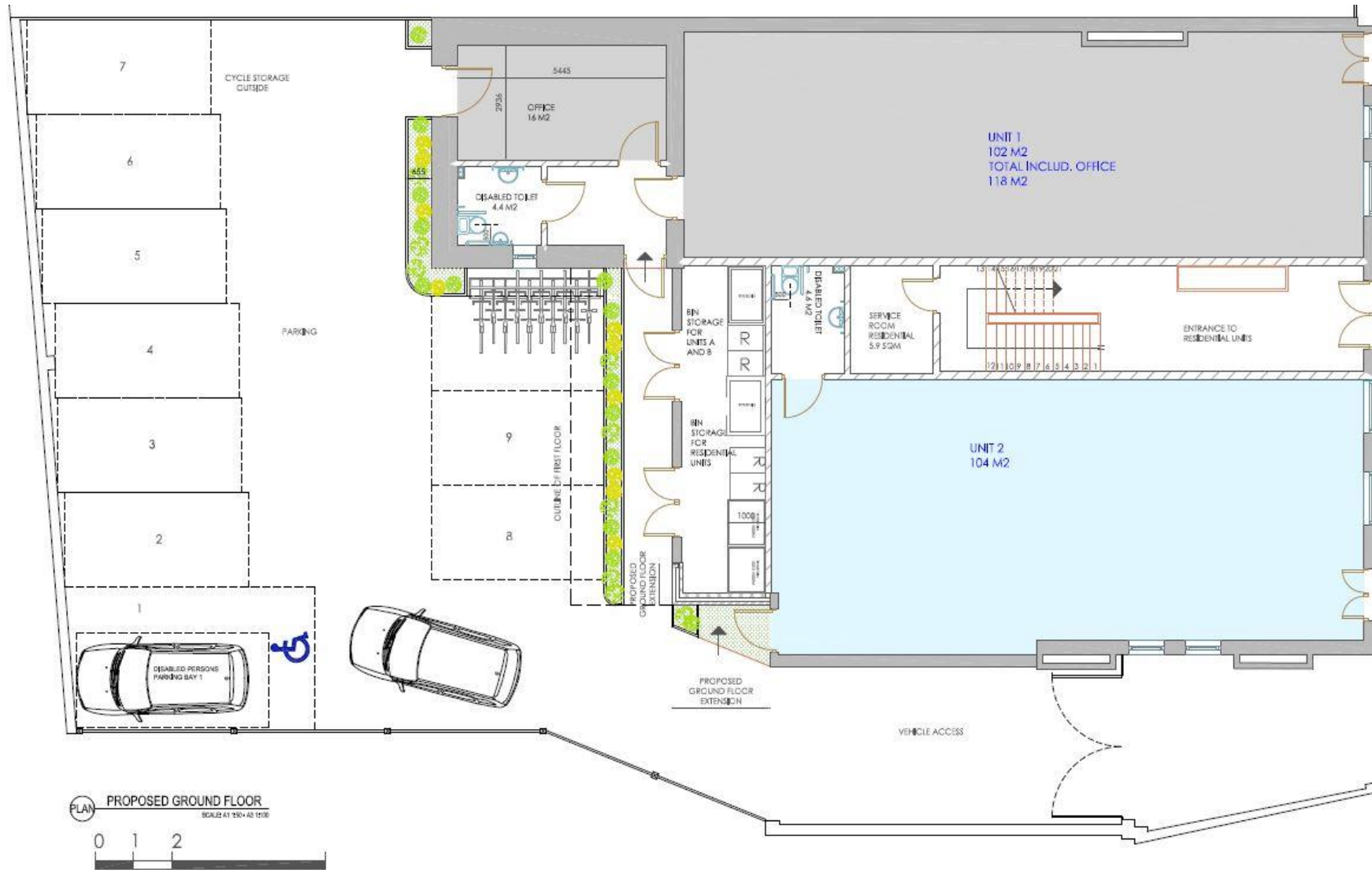
KFH House
5 Compton Road
London SW19 7QA
T 020 8739 2090

Central and South East London

KFH London Bridge
44-48 Borough High Street
London SE1 1XB
T 020 7993 0750



Floor Plan



Our commercial property services include:

- Investment
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- Agency
- Disposal
- Acquisition
- Office
- Retail
- Industrial
- Leisure
- DI
- Valuation Services
- Lease Renewals
- Rent Review
- Commercial Property Management
- Building Consultancy



Kinleigh Folkard & Hayward

Business Rates

Yet to be assessed.

EPC

Yet to be assessed.

Viewing

Strictly by sole agents:

Kinleigh Folkard and Hayward

Contact: Hector Nelson

T 0208 739 2089

E hnelson@kfh.co.uk

Contact: Leo Marmion

T 020 8739 2090

E lmarmion@kfh.co.uk

www.kfh.co.uk/commercial-property



Important

DISCLAIMER: All areas are approximate and measured in according with RICS Code of measuring practice 6th edition. The building may present anomalies in relation to survey/drawn plans. This information must not be relied upon to form the basis of any offer or contract. Kinleigh Folkard & Hayward for themselves and for the Lessors, Vendors or Assignors of this property whose agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers, Lessees and Assignees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees, Assignees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Kinleigh Folkard & Hayward has any authority to make any representation or warranty whatsoever in relation to this property. Subject to contract.

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