



**Rent** £16,500 Per annum

**Size** 440 Square feet

**Ref** #3364

## Address

**Address:** 197 Laleham Road

**Postcode:** TW17 0AH

**Town:** Shepperton

**Area:** Surrey

## Location

Small local parade with on street parking available.

## Description

A ground floor retail unit situated within a small local parade, offering excellent visibility and convenient access. The unit measures approximately 440 sq ft in total and would suit a wide variety of occupiers under Use Class E.

The accommodation benefits from an external WC, which is shared with the residential flat above. One allocated parking space is available with the unit, providing added convenience for staff or customers.

The premises are suitable for a range of retail or professional uses; however, takeaway use and off-licence uses are not permitted.

EPC Rating C.

Early viewings are highly recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£16,500 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £12,750 as of the 1st April 2026, payable at the prevailing rate.
<b>Lease details:</b>	New FRI lease for a term to be agreed

## Features

- ✓ Allocated parking
- ✓ Local Parade
- ✓ Early viewing recommended
  
- ✓ Electric roller shutter

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



