



AVAILABLE - TO LET

50 Sheep Walk, Shepperton TW17 0AJ

Self-contained Class E building, previously used as a nursery, with outside space
2,903 sq ft (269.6 sq m) approx GIA plus garden (and side road)
Rent £50,000 per annum exclusive

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

50 Sheep Walk, Shepperton TW17 0AJ

Self-contained Class E building, previously used as a nursery, with outside space



Location

The property is located on Sheep Walk, in Shepperton. Transport links for the property are good, with close access to the M3, whilst Shepperton Station is situated approximately 0.7 miles away from the property. Locally, the area is predominantly residential.

Description

The building is arranged over ground and first floors and was previously used as a nursery. There is a dedicated outdoor space which is accessed off the main ground floor room. There are various kitchens and W/C's dotted about the property.

There is also a side road next to the property which the client owns. This can be incorporated into the building area if required.

Rent £50,000 per annum exclusive

Business Rates £18,587.75 per annum approx

EPC - D-93

VAT The premises are not elected for VAT

Size (all measurements are approx GIA)

First floor 1,541 sq ft (143.1 sq m)

Ground floor 1,361 sq ft (126.4 sq m)

Garden 238 sq ft (22.1 sq m)



Contact Owners Agents

Assembly CRE

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.