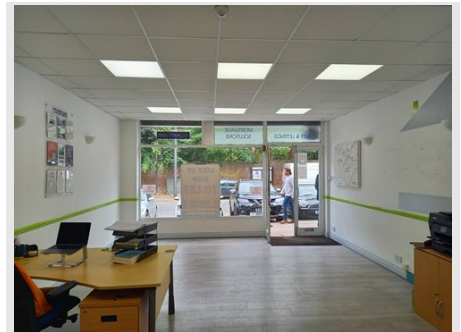


95 GREEN STREET, SUNBURY ON THAMES, TW16 6RD

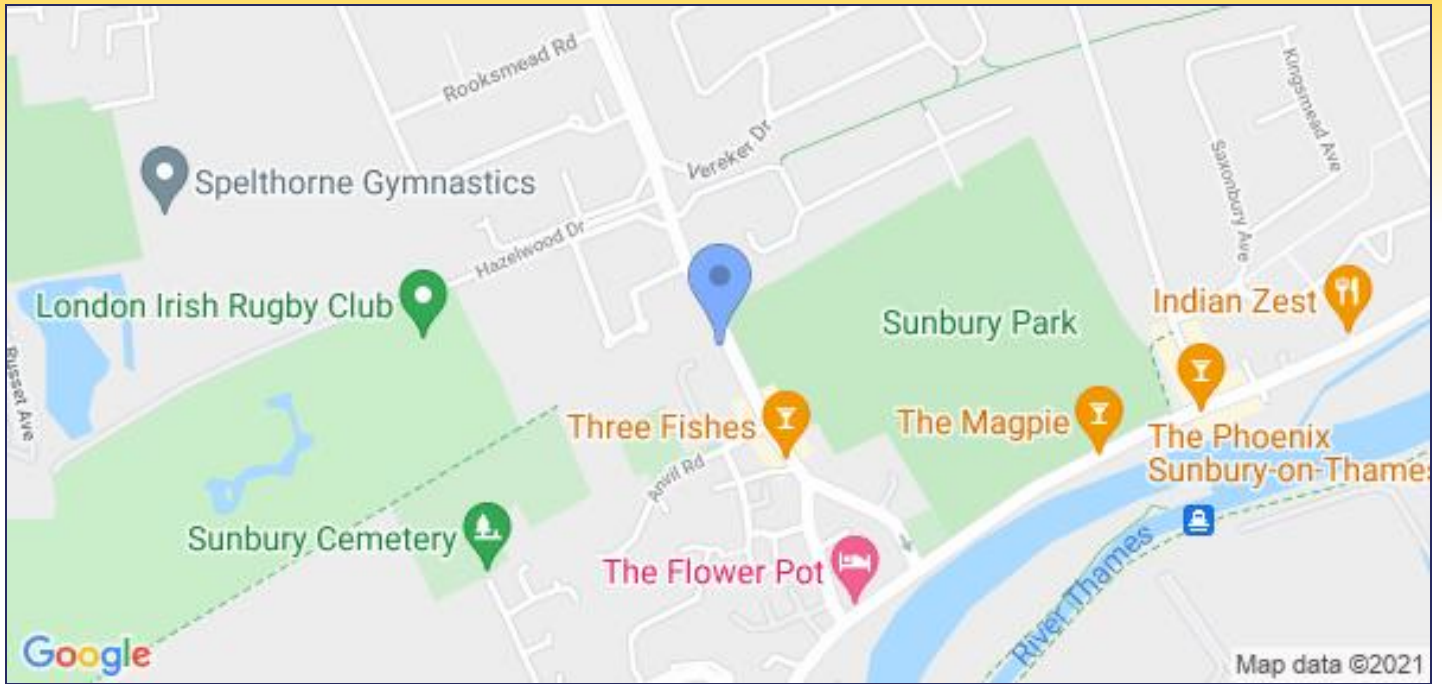


SUMMARY

- 470 sq ft (43.68 sq m)
- Main Road Parade
- Forecourt Parking
- Rent: £12,000 per annum
- Available on a new fully repairing and insuring lease on a term to be agreed.

AMENITIES

- Alarm System
- Busy Retail Parade
- Fully Fitted Unit
- Modern Shop Front
- Unrestricted Parking



LOCATION

Green Street is one of the main roads linking Sunbury town centre with the Thames. The property occupies an end of terrace of a small parade of shops with other occupiers include Best One, a hairdressers and Capriccio cafe. There is unrestricted forecourt and off street parking. Regular bus routes provide services to Brentford, Kingston and Heathrow and Sunbury Station is a short walk.

DESCRIPTION

The property comprise a ground floor lock up shop with a regular shaped retail area with additional kitchen/store to the rear and WC facilities. The premises are well decorated with laminate flooring, white walls and suspended ceiling incorporating lighting. The rear kitchen area also provides additional storage.

ACCOMMODATION

FLOOR	SIZE
Shop area	380 sq ft (35.32 sq m)
Kitchen/store	90 sq ft (8.36 sq m)
Total	470 sq ft (44 sq m)

LEASE / TERM

Available on a new fully repairing and insuring lease on a term to be agreed.

RENT

£12,000 per annum

RATES

We understand from the VOA website that the premises have a rateable value of £5,600. A tenant may benefit from rates exemption, but will need to make their own enquiries.

VAT

VAT is not applicable

EPC RATING

C (70)

LEGAL COSTS

Each party is responsible for their own legal costs

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates	Dominic Arthur
020 8940 2266	020 8940 2266
d.keates@martincampbell.co.uk	d.arthur@martincampbell.co.uk