

# 95 GREEN STREET, SUNBURY ON THAMES, TW16 6RD





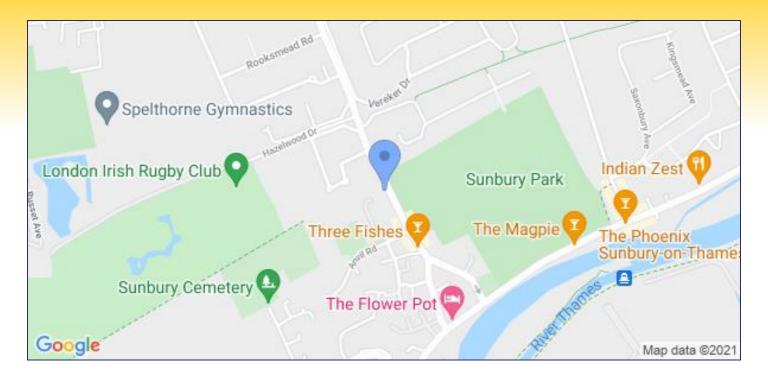


### **SUMMARY**

- 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

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