

Location

Shepperton is a busy Thameside town with a resident population of 9,753, located close to Junction 1 of the M3 Motorway and midway between Chertsey and Walton bridges which are two of the main crossing points of the River Thames. Heathrow Airport is approximately 5 miles to the north of the property and Shepperton Railway Station is within a few minutes walk which connects direct to London Waterloo.

Situation

The property is located in a prominent secondary position at the end of the High Street. Other national retailers in the area include BARCLAYS BANK, BUDGENS, MOSS CHEMIST and NATIONAL WESTMINSTER BANK PLC.

Description

The property comprises a two-storey brick built building arranged over ground and first floor.

The ground floor comprises a fitted restaurant in a contemporary style with a decorative staircase which provides access to the first floor ancillary accommodation and toilets. Externally to the front of the property is a small forecourt extending the entire width of the building (approximately 60 feet), which in the summer can be used for external seating.

Town Planning

The property is neither 'listed' nor within the Town Centre Conservation Area but does lie within the Flood Plain.

Planning permission was granted on 17th September 2003 for a change of use to Class A3 restaurant with a new shopfront.

Tenure

FREEHOLD

Tenancy

The entire property is let to PREZZO LIMITED on a full repairing and insuring Lease for a term of 25 years commencing from 17th September 2003, being subject to five yearly upward only rent reviews.

