

Town Centre Fully Fitted Restaurant - To Let / For Sale

109-113 High Street Shepperton Surrey TW17 9BL



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RESTAURANT SUMMARY

- Approximately 90 covers
- Close to the New Shepperton Studios
- Modern Fully Fitted Restaurant
- Restaurant comprising ground and first floors totalling 3,614 ft² / 335.68 m²
- Asking rent of £65,000 per annum exclusive



Location

Shepperton is a small affluent suburban town situated in the Borough of Spelthorne in the County of Surrey some three miles south west of Sunbury upon Thames, five miles south east of Staines, eight miles north west of Woking and around 15 miles south west of Central London. Adjoining areas include Upper Halliford, Walton on Thames and Weybridge.

Shepperton, which is bound to the south by the northern banks of the River Thames, is principally a commuter settlement to central London and larger surrounding centres including London Heathrow Airport some seven miles to the north and is best known for its world famous film and TV studios and production facilities, which is being redeveloped for Netflix.

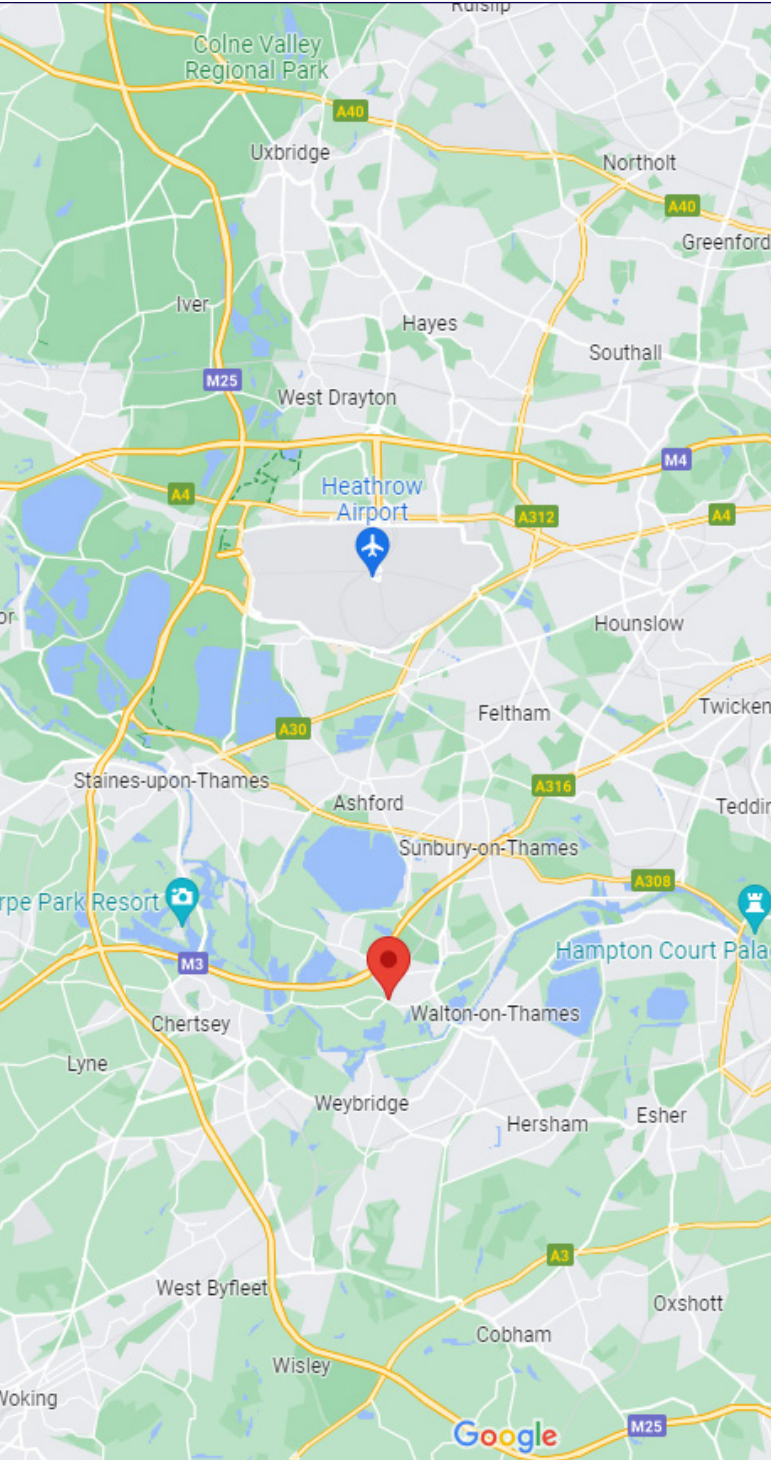
Shepperton benefits from good communication links. The town is served by the A244, B375 and B376 which provide connections to the surrounding area, whilst the M3 motorway runs to the immediate north with the nearest access being Junction 1 some three miles to the northwest. Shepperton Train Station provides regular Southwest Trains suburban connections to London Waterloo whilst the area benefits from Surrey County Council bus connections to surrounding areas.

Situation

The property is located in the centre of Shepperton on the western side of the High Street some 50m from its southern end junction with B375 Renfree Way/Russell Road and opposite its junction with Glebeland Gardens.

The surrounding properties along the High Street comprise a mix of ground floor retail units with residential flats above and separate 20th Century residential housing stock. Local retailers include **COSTA COFFEE**, **BOOTS**, **NATWEST BANK** and a **CO-OP SUPERMARKET**.





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.

Planning

The property is situated under the jurisdiction of Spelthorne Council. Under the Council's Local Plan the property is situated within the

following designated areas:-

- Shepperton Town Centre
- Employment Area
- Shopping Area

Services

The premises are understood to have mains metered gas, electricity, and water services connected

Accommodation

The approximate areas of the property are as follows: -

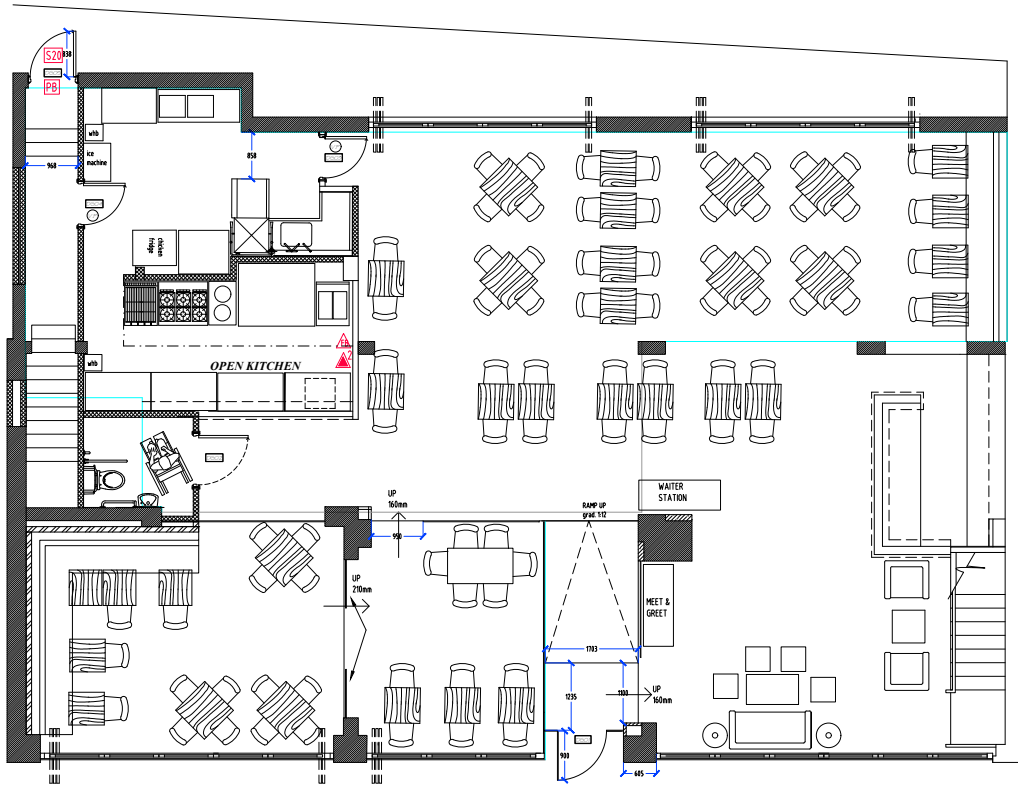
Frontage	59'.6"	18.3m
Depth	37'.3"	11.5m
Ground Floor	2,238 ft ²	207.87 m ²
First Floor	1,376 ft ²	127.81 m ²
TOTAL	3,614 ft²	335.68 m²

Licensing

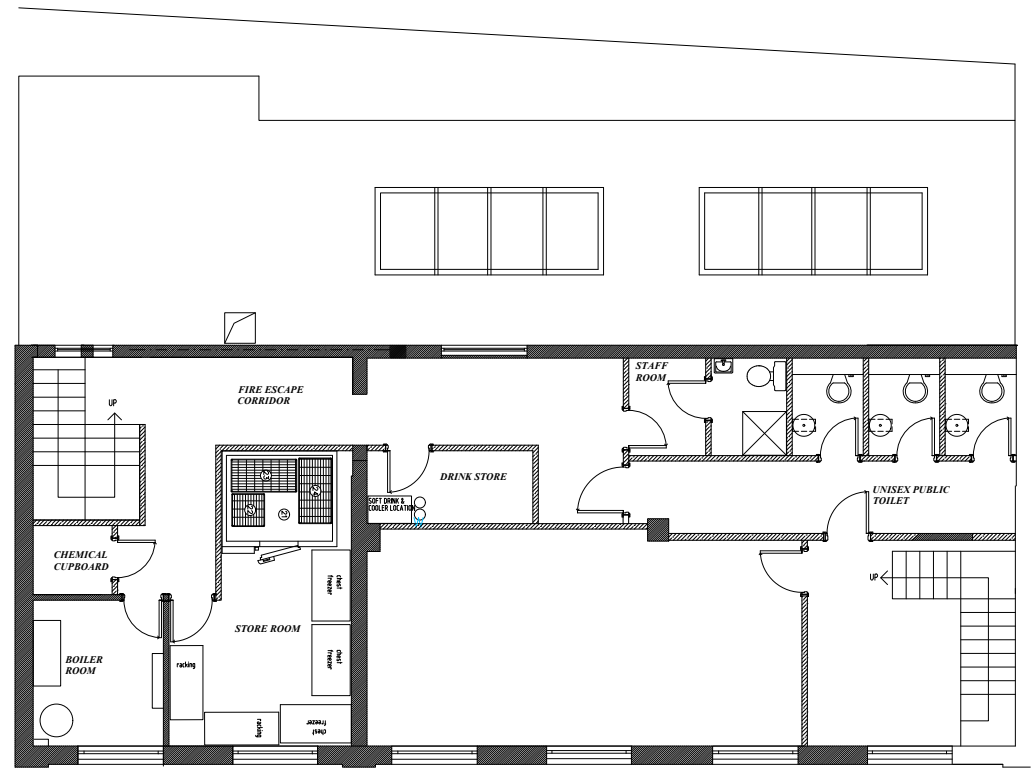
We understand from Spelthorne Council's Licence Register that the current Premises Licence for the property permits the following activities:

Opening Hours: Monday to Saturday 10.00am to 00.00am and Sunday 12.00pm to 00.00am

Sale of Alcohol (on premises): Monday to Saturday 10.00am to 00.00am and Sunday 12.00pm to 11.30pm



Ground Floor Plan NOT TO SCALE

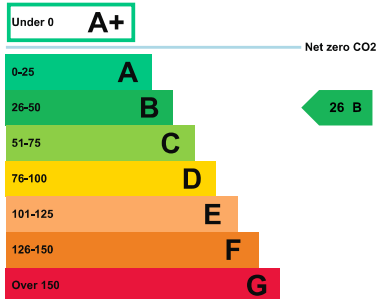


First Floor Floor Plan NOT TO SCALE



Energy Performance Certificate

The Energy Performance has been assessed for the property at B:26. A copy of the Energy Performance Certificate is available on request.



Rating Assessment

The Rateable Value for the existing property is £37,250.

Non-Domestic Rate Multiplier - 49.9p in the £

The Uniform Business Rates for the year 2023/2024 is £18.58



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TERMS

Lease

The entire building is available to let on a new full repairing and insuring lease for a minimum term of 15 years, subject to 5 yearly upward only rent reviews.

Rent

£65,000 per annum exclusive of VAT.

Premium

A Premium of £30,000 plus VAT is sought for all the fixtures, fittings and kitchen equipment (excluding the Mechanical and Extraction Installation).

Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

Tenant's Deposit

The equivalent to six month's rent plus VAT (i.e. £39,000).

April 2023

Disclaimer:

Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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Availability

Immediately on completion of the legal formalities.

Freehold Interest

The freehold interest is available at a price of £1.25 million subject to contract and VAT.

Redevelopment

There is potential to redevelop the property to comprise a ground floor commercial premises with residential on the upper floors, subject to obtaining the necessary Planning Permission/Consents.

Value Added Tax

The property is registered for Value Added Tax and accordingly VAT is payable on the rent.

Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly by appointment with the Owners: -

Warrant Properties Limited One Wellstones Watford WD17 2AE

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Email: admin@warrantgroup.net