

Lot 2, 4/4a Station Approach, Shepperton, London,

TW17 8AR

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Lot 2, 4/4a Station Approach, Shepperton, London,

TW17 8AR

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)

Property Information

Freehold Retail and Residential Investment

- Opposite Shepperton Railway Station
- Ground floor estate agent and separately-accessed 1-bed flat, let on AST, on first floor
- Estate Agent let to Newboulds and Co Limited until June 2026
- Affluent South-West London suburb
- Nearby occupiers include M&S Simply Food, Sainsbury's, Boots Pharmacy, Costa and an eclectic mix of local retailers

Lot 2
Auction 12th December 2024

Rent £21,300 per Annum Exclusive
Status Available

Sector High Street Retail, Residential
Auction Venue Live Streamed Auction

Location

Miles 6 miles north-west of Esher, 9 miles south-west of Richmond, 14 miles south-west of Central London
Roads A308, M3 (Junction 2), M25 (Junction 12)
Rail Shepperton Railway Station
Air London Heathrow Airport

Situation

The property is prominently situated on the south side of Station Approach, in the heart of Shepperton, an affluent south-west London suburb. Nearby occupiers include M&S Simply Food, Sainsbury's, Boots Pharmacy, Costa and an eclectic mix of local retailers. Shepperton Station is located diagonally opposite the subject property.

Tenure

Freehold.

EPC

Band C (shop), Band D (flat)

Description

The property comprises an estate agent arranged on the ground floor and a separately-accessed 1-bed flat arranged on the first floor, accessed from the front.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 2, 4/4a Station Approach, Shepperton, London,

TW17 8AR

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.
Ground	Estate Agent	39.51	(425)	NEWBOULDS & CO LIMITED (2)	5 years from 07/06/2021 (2)	£7,500
First	Residential - 1-bed flat	44.00	(473)	AN INDIVIDUAL	12 month AST from 31/05/2024 at £1,150 pcm	£13,800
Total		83.51	(898)			£21,300

(1) Areas provided by VOA and EPC register (www.gov.uk/find-business-rates)

(2) Newboulds and Co are a boutique estate agents located in North West Surrey. They were awarded the 'Leading Innovation in Estate & Letting agency' award in 2021, 2022 & 2023 by Iceberg Digital (www.newboulds.com). A rent deposit of £2,250 is held by the landlord.

Lot 2, 4/4a Station Approach, Shepperton, London,

TW17 8AR

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Lot 2, 4/4a Station Approach, Shepperton, London,

TW17 8AR

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Lot 2, 4/4a Station Approach, Shepperton, London,

TW17 8AR

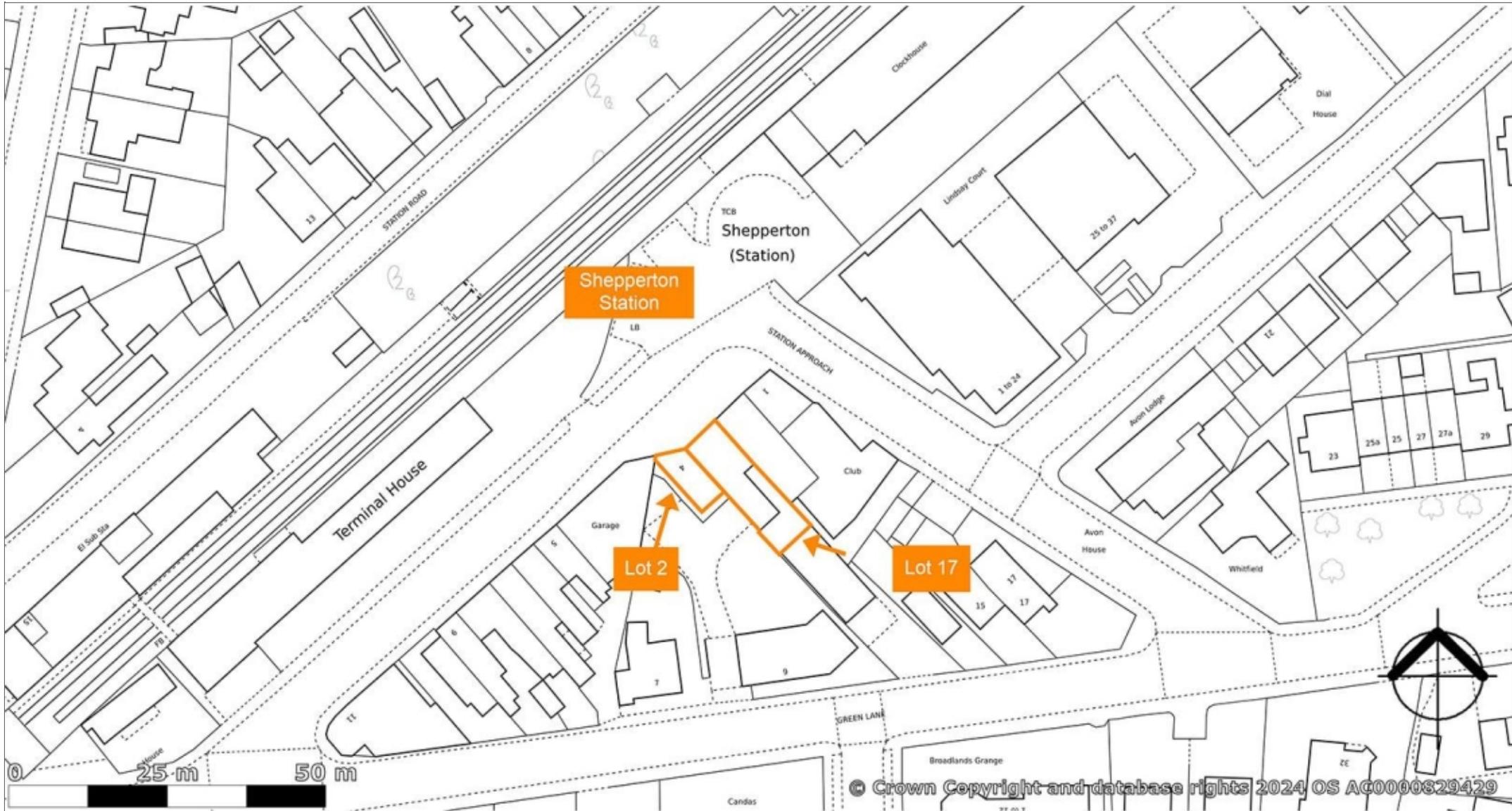
For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Lot 2, 4/4a Station Approach, Shepperton, London,

TW17 8AR

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Lot 2, 4/4a Station Approach, Shepperton, London,

TW17 8AR

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Freeths LLP

Spires House, 5700 Oxford Business Park South

Oxford

OX4 2RW

Balvinder Jaj

01865 781 063

balvinder.jaj@freeths.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024