

Shepperton Shapla Restaurant, Russell Road, Middlesex TW17 9HQ

- **A Freehold Detached Building**
- Internally arranged to provide a Restaurant on the Basement and Ground Floor with Residential Upper Parts
- Restaurant GIA 278.1 sq m (2,993 sq ft)
- Upper parts providing five bedroom accommodation
- Potential for Change of Use or Redevelopment subject to obtaining all the necessary consents

Vacant upon Completion



To View

Please contact Allsop by sending an email to pam.huggett@allsop.co.uk with the subject heading 'Viewing – Lot 162'.

Seller's Solicitor

Messrs Kenwright Walker Wyllie
(Ref: A Riley).
Tel: 0208 979 1131.
Email: solicitors@kww.co.uk

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is located on the north side of Russell Road, to the east of its junction with High Street. The M3 Motorway (Junction 1) is located nearby to the north-east. Local shops are available in Shepperton town centre, with a more extensive range of shops and other facilities being available from Weybridge to the south and Sunbury-on-Thames to the north. National Rail services run from Shepperton Station, located approximately 0.5 miles to the north. The open spaces of Shepperton Recreation Ground are nearby. The restaurant overlooks the village green and Shepperton Cricket Club.

Description

The property comprises a freehold detached building arranged over basement, ground and first floors beneath a pitched roof. The property is internally arranged to provide a restaurant on the ground floor and residential accommodation on the first floor.

Accommodation

Basement – Storage

Ground Floor – Restaurant Areas, Male and Female WCs with wash basins, Commercial Kitchen

GIA 278.1 sq m (2,993 sq ft)

First Floor – Five Bedrooms (two not inspected), Kitchen, Shower Room with WC and wash basin (not inspected)

Planning

Local Planning Authority: Spelthorne District Council.
Tel: 01784 451499.

The property may afford potential for change of use or redevelopment subject to obtaining necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.