

# TO LET

379 sq. m (4080 sq. ft) approx.

70—72 BROAD STREET, TEDDINGTON, MIDDLESEX TW11 8QY

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

**020 8977 2204**

- **PROMINENT TOWN CENTRE SHOWROOM**
- **REAR SERVICE ROAD WITH ACCESS TO LOADING DOORS**
- **CLOSE PROXIMITY TO WH SMITH, CARPET RIGHT, BOOTS AND COSTA COFFEE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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## LOCATION

The property is located in a prime retail area in Teddington, an affluent residential suburb located 10 miles west of Central London.

Broad Street adjoins The Causeway and the town centre is home to a number of multiple retailers including WH Smith, Headmasters, Holland & Barrett, Carpet Right, Boots, Tesco and Costa Coffee.

## DESCRIPTION

The property comprises a large prominent open plan retail showroom benefitting from a frontage of approximately 13m.

The rear of the property provides access to a service yard/loading area and there is a separate single garage.

## ACCOMMODATION

The property has an approximate net internal floor area of 379 sq. m (4080 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£70,000 per annum exclusive

## BUSINESS RATES

2017 Rateable Value: £90,000

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

## ENERGY PERFORMANCE RATING

Energy Rating: C52

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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Snellers 10/7/2012

