

# FOR SALE

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

158 STANLEY ROAD, TEDDINGTON TW11 8UD

**FREEHOLD MIXED USE DEVELOPMENT OPPORTUNITY**



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

**020 8977 2204**

- **RETAIL UNIT & 2 RESIDENTIAL FLATS**
- **PART INCOME PRODUCING**
- **REFURBISHMENT / DEVELOPMENT POTENTIAL (STP)**
- **APPROX. 172.88 SQ. M (1,861 SQ. FT)**

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.



# 158 STANLEY ROAD, TEDDINGTON TW11 8UD



## LOCATION

The property is located in a local retail parade on Stanley Road, close to its junction with Victor Road in Teddington. Stanley Road (B358) is the main road from Teddington through to Twickenham and the A316 which provides access to the M3 and motorway network. Fulwell railway station and bus terminal are both within approximately one third of a mile.

## DESCRIPTION

The property comprises a retail shop with front forecourt with a 2 bedroom flat above. The flat has its own entrance from Stanley Road and is in need of refurbishment. There is a further self contained 2 bedroom flat to the rear of the property. This is accessed from Victor Road via an attractive walkway. The rear flat is currently let on an AST.

## PLANNING

The property has no planning for further development, however we would consider the retail unit suitable for conversion to a 1 bedroom flat under permitted development subject to obtaining the necessary planning consent. Most other retail units in the parade have been converted to residential accommodation. There may also be the potential to subdivide the first floor flat (STP).

## ENERGY PERFORMANCE RATING

Energy Rating: E117

A copy of the certificate is available upon request.

## ACCOMMODATION

The property has the following approximate gross internal floor areas:

	Sq M	Sq Ft
Retail Shop	38.8 sq. m	417 sq. ft
First Floor Flat (2 bed)	85.8 sq. m	924 sq. ft
Rear Flat (2 bed)	48.3 sq. m	520 sq. ft

## TENURE

The property is available Freehold.

The property will be offered with part vacant possession. The rear flat is let on an AST, currently producing **£800 per month**.

## BUSINESS RATES

2017 Rateable Value: £9.000

## PRICE

£745,000

## 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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