

FOR SALE

FREEHOLD INVESTMENT

214 KINGSTON ROAD, TEDDINGTON, MIDDLESEX TW11 9JF

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **GROUND FLOOR SHOP AND BASEMENT**
- **CURRENT RENTAL INCOME £22,000 PER ANNUM**
- **LEASE TERM UNTIL SEPTEMBER 2030**
- **RENT REVIEW SEPTEMBER 2028**

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.

214 KINGSTON ROAD, TW11 9JF

LOCATION

The property is located in a small local parade on the A310 Kingston Road, one of the main arterial routes from Teddington to Kingston town centre, both of which are approximately 1 mile away.

Other retailers in the parade include a Co Op food store, furniture showroom, pharmacy, café, newsagent and hardware store.

DESCRIPTION

The property comprises a ground floor shop, currently trading as Moore' Cycles.

The shop is partitioned to provide a front retail area and rear store. There is also a WC and kitchenette.

Stairs lead down to a basement with a head height of 1.86m.

There is access to a rear yard which accommodates 3 storage buildings.

ACCOMMODATION

The property has a total approximate net internal floor area of:-

Ground Floor	63.3 sq. m	682 sq. ft
Basement	32.4 sq. m	348 sq. ft

BUSINESS RATES

The business rates assessment is based on 214 Kingston Road and part 216 Kingston Road with a total 2023 Rateable Value of £22,750.

TENURE

Freehold subject to the following leases:-

Ground floor occupational lease

Current lease expiry: 30th September 2025 @ £22,000 pa.

Terms for a reversionary lease have been agreed for a 5 year term from 1st October 2025 @ £22,000 pa with a 3rd year rent review (October 2028) to Open Market Value.

Two Long Leaseholds

Flat 1: 240 years from 24 June 1986

Flat 2: 189 years from 24 June 1986

Peppercorn ground rents.

PRICE

£275,000

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

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

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