

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

157 KINGSTON ROAD, TEDDINGTON. TW11 9JP



- **RETAIL PREMISES IN BUSY LOCAL PARADE**
- **RETAIL:**
45 sq. m (484 sq. ft)
approx.
- **BASEMENT**
36.5 sqm (393 sq. ft)
approx.
- **FRONT FORECOURT**
- **NEW LEASE AVAILABLE**

Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204 Teddington
020 8547 0850 Kingston

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 small parade on the A310 Kingston Road, one of the main arterial routes from Teddington to Kingston town centre, both of which are just over one mile away.

Other operators in the parade include a convenience store, hairdressers, newsagents, Indian restaurant and tyre shop.

DESCRIPTION

The property comprises a retail shop which benefits from a fully glazed shop front, high ceilings, laminate floor, spot lights and comfort cooling. There is a fitted kitchen to the rear as well as male and female WC's

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Retail: 45.0 sq. m (484 sq. ft)

Basement: 36.5 sq. m (393 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

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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RENT

£12,000 per annum
No VAT is applicable.

BUSINESS RATES

2023 Rateable Value: £12,500

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

ENERGY PERFORMANCE RATING

Energy Rating: G

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole agent.

Sharon Bastion

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