

END OF TERRACE SHOP AND FLAT PLUS FORMER CAR REPAIR WORK- SHOP AND GARAGES

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

189 WALDEGRAVE ROAD, TEDDINGTON TW11 8LX



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FREEHOLD FOR SALE**
- **SHOP AND FLAT**
- **SINGLE STOREY INDUSTRIAL UNIT**
- **REAR YARD AREA AND GARAGES**
- **SUITABLE FOR A VARIETY OF EMPLOYMENT
AND COMMUNITY USES**

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.

REAR OF 189 WALDEGRAVE ROAD, TEDDINGTON TW11 8LX

LOCATION

The property is situated on the west side of Waldegrave Road, close to its junction with Shacklegate Lane in Teddington.

The property is close to a number of small independent retailers and is less than a mile from both Teddington and Strawberry Hill mainline railway stations.

DESCRIPTION

The property comprises an end of terrace retail premises with independent access to a 2 bedroom flat above. There is also a front forecourt and single garage to the rear.

There is access at the side of the building leading to a single storey portal frame workshop, previously used as a car repair facility.

There is also a good sized yard area to the rear and a terrace of lock up garages.

ACCOMMODATION

We have been provided with the following gross areas:-

	SQ. M	SQ. FT
Overall Site Area	1132	12,185
Shop & flat	139	1,496
Terrace of lock up garages	96	1,033
Single garage	29	312
Portal frame workshop	230	2476

PRICE

FREEHOLD £1.9m

VAT is applicable.

BUSINESS RATES

Description: 189 & R/O 195 –207 Waldegrave Road, TW11 8LX

April 2023 Rateable Value: £52,500

VIEWING

Strictly by appointment through Sole Agents Snellers Commercial.

Scott Helyer/Sharon Bastion
020 8977 2204

sharon@snellers.com
scott@snellers.com



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

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