

# TO LET

97.2 SQ. M (1045 SQ. FT) APPROX.

7 CHURCH ROAD, TEDDINGTON TW11 8PF

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **FORMER CAFÉ PREMISES**
- **SUITABLE FOR A VARIETY OF USES**
- **FRONT FORECOURT**
- **A RENT FREE PERIOD WILL BE GRANTED FOR THE FULL REFURBISHMENT REQUIRED TO THE PROPERTY**

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.

# 7 CHURCH ROAD, TEDDINGTON TW11 8PF

## LOCATION

The property is located in Church Road, close to the junction of Broad Street, Teddington. This busy secondary location has a number of independent businesses including cafe, barbers, dentist, restaurants and beauty premises.

Nearby Broad Street provides a number of National retailers including WH Smith, Boots, Costa and Tesco.

## DESCRIPTION

The property comprises a ground floor unit with front forecourt and rear access to a pedestrian pathway.

The property requires a full refurbishment and is presented as a shell ready for a tenants fit out.

## ACCOMMODATION

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

97.2 sq. m (1045 sq. ft)

## TENURE

Available on a new lease for a term by arrangement.

A rent free period will be provided for refurbishment and fit of the property.

## RENT

£22,000 per annum exclusive.

## BUSINESS RATES

2023 Rateable Value: £17,500

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

## ENERGY PERFORMANCE RATING

Energy Rating:

A copy of the certificate is available on request.

## 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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