

TO LET

60 SQ. M (644 SQ. FT) APPROX.

16 HIGH STREET, TEDDINGTON, MIDDLESEX TW11 8EW

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **RETAIL UNIT IN PRIME HIGH STREET LOCATION**
- **REAR ACCESS AND PARKING**
- **CURRENTLY TRADING AS CAFÉ/DELI**
- **LEASE EXPIRY NOVEMBER 2030**

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.

16 HIGH STREET, TEDDINGTON TW11 8EW

LOCATION

The premises are located in a prime position in Teddington, Middlesex an affluent south west London suburb which boasts attractive amenities such as the River Thames and Bushy Park.

This vibrant High Street has a variety of independent established businesses, restaurants and cafes as well as a Marks & Spencer food store, Waterstones, Jigsaw and Budgens.

DESCRIPTION

The property comprises a retail unit most recently fitted as a café/deli. There is access to a rear service road and parking for 2 cars.

PLANNING

The property has A1 (Retail) Use.

An application for change of use to A3 (café) use was refused in May 2017.

ACCOMMODATION

The property has an approximate net internal floor area of 60 sq. m (644 sq. ft).

TENURE

Available on an assignment of the existing lease for a term expiring on 4th November 2030.

RENT

Passing rent is £25,000 per annum exclusive.

The next rent review is November 2020.

BUSINESS RATES

2017 Rateable Value: £20,750

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

ENERGY PERFORMANCE RATING

Energy Rating: D76

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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