

TO LET

51.2 sq. m (551 sq. ft) approx.

18 HIGH STREET, TEDDINGTON, MIDDLESEX TW11 8EW

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **PRIME HIGH STREET RETAIL UNIT**
- **SET AMONGST MULTIPLE AND INDEPENDENT OPERATORS INCLUDING BUDGENS AND JIGSAW**
- **NEW LEASE AVAILABLE**

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.

18 HIGH STREET, TEDDINGTON, TW11 8EW

LOCATION

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

This vibrant High Street boasts a number of successful independent businesses and multiple operators, as well as a variety of established restaurants such as Pizza Express and Nandos. There is also a Travelodge in close proximity.

DESCRIPTION

The property comprises an attractive retail unit with wooden shop front. The shop was fully refurbished approximately 4 years ago and benefits from a wooden floor and high ceiling with inset spot lights. To the rear is a kitchen/store and WC.

ACCOMMODATION

The premises have the following approximate net internal floor areas:

	Sq.m	Sq.ft
Retail	43.05	463
Store	8.17	88
Total	51.2	551

TENURE

Available on a new lease for a term by arrangement.

RENT

£25,000 per annum exclusive

BUSINESS RATES

2017 Rateable Value: £20,250

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

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com

Please note this firm has a personal interest in the property.

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

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.