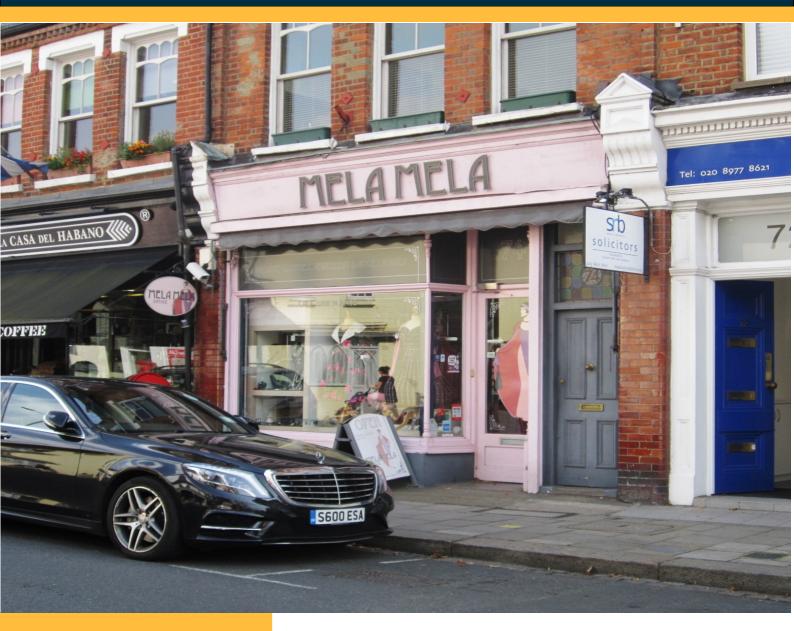
# TO LET



61.8 sq. m (666 sq. ft plus basement)

74 HIGH STREET, TEDDINGTON, MIDDLESEX TW11 8JD



Sneller Commercial Bridge House 74 Broad Street Teddington TW11 8QT

- RETAIL PREMISES IN EXCELLENT TRADING LOCATION IN CLOSE PROXIMITY TO STARBUCKS AND M & S FOOD STORE
- BASEMENT STORAGE
- NEW LEASE AVAILABLE FROM JANUARY 2018

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# 74 HIGH STREET, TEDDINGTON TW11 8JD

# LOCATION

The property is situated in a prime High Street location in Teddington, an affluent south west London suburb which boasts attractive amenities such as The River Thames and Bushy Park.

The property is in close proximity to a Marks & Spencer Simply Food store and there are a number of other multiple retailers including Waterstones, Starbucks, and Marys Living & Giving. There are also a variety of independent up market retailers, cafes, pubs and restaurants.

There is 2 hours metered parking directly outside the premises.

#### DESCRIPTION

The property comprises a retail shop with character shop front. There is a rear office/ store and disabled WC. There is also access to basement storage.

The shop benefits from an attractive wooden shop front, high ceilings with inset spot lights, air conditioning/heating and laminate floor throughout.

#### ACCOMMODATION

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

TOTAL	112.4 sq. m	1211 sq. ft
Basement	50.6 sq, m	545 sq, ft
Retail/Office	61.8 sq. m	666 sq. ft

# TENURE

Available from January 2018 on a new lease for a term by arrangement.

#### RENT

£35,000 per annum exclusive

#### **BUSINESS RATES**

2017 Rateable Value: £18,750

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

## **ENERGY PERFORMANCE RATING**

Energy Rating: TBC

A copy of the certificate is available on request.

#### VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion Sneller Commercial 020 8977 2204 sharon@snellers.com

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

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