

# TO LET

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

74 HIGH STREET, TEDDINGTON, MIDDLESEX TW11 8JD

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



**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**

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.

# 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:-

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

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

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