

# TO LET

211 SQ. M (2280 SQ. FT) APPROX.

23 HIGH STREET, TEDDINGTON, MIDDLESEX TW11 8EX

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



- **GRADE II LISTED BUILDING**
- **A2/A1 USE**
- **POTENTIAL FOR CHANGE OF USE (STP)**
- **VIBRANT HIGH STREET**
- **AFFLUENT SOUTH WEST LONDON LOCATION**
- **AVAILABLE ON A NEW LEASE**



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

**020 8977 2204**

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.

# 23 HIGH STREET, TEDDINGTON TW11 8EX

## LOCATION

The property is located in a prime High Street in the affluent South West suburb of Teddington which boasts attractive amenities such as The River Thames and Bushy Park.

Retailers in the High Street include Jigsaw, Carluccios, Nandos, Pizza Express, Waterstones, Mark & Spencer Simply Food and Starbucks. There are also a variety of independent up market retailers, cafes, pubs and restaurants.

There is metered parking in the High Street as well as car park facilities.

Teddington railway station is in very close proximity with trains direct to London Waterloo.

## DESCRIPTION

The property comprises a Grade II listed building built for Lloyds Bank in 1929 with a quirky frontage and domed front sales area. There are ancillary areas at first floor and basement levels.

## ACCOMMODATION

Following removal of the existing strong room, the property will have the following approximate floor areas:-

Ground Floor	176.5 sq. m	1900 sq. ft
First Floor	27.8 sq. m	300 sq. ft
Basement	7.4 sq. m	80 sq. ft
<b>TOTAL</b>	<b>211.7 SQ. M</b>	<b>2280 SQ. FT</b>

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£52,500 per annum exclusive.

## BUSINESS RATES

2017 Rateable Value: £36,250

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

## ENERGY PERFORMANCE RATING

Energy Rating: C73

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Joint Sole Agents.

Sharon Bastion/Matt Walters  
Sneller Commercial  
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Johnson Fellows  
020 7462 5763  
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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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