

TO LET

48.2 SQ. M (519 SQ. FT) APPROX.

204—206 KINGSTON ROAD, TEDDINGTON, MIDDLESEX TW11 9JD

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **PROMINENT RETAIL PREMISES**
- **BUSY LOCAL PARADE**
- **LARGE FRONT FORECOURT**
- **CLOSE PROXIMITY TO CO OP FOOD STORE**

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.

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LOCATION

The property is located in a small local parade on the A310 Kingston Road, one of the main arterial routes from Teddington to Kingston town centre, both of which are approximately 1 mile away.

Other retailers in the parade include a Chemist, Costcutters, café, newsagent, hardware store, dry cleaners, fish & chip take-away and dental surgery as well as a Co Op food store.

DESCRIPTION

The property comprises a retail premises currently partitioned to provide a sales area and rear store. There is a rear WC and a small rear yard.

The property benefits from a large front forecourt and electric roller shutter.

ACCOMMODATION

The property has an approximate net internal floor area of 48.2 sq. m (519 sq. ft).

TENURE

Available by way of an assignment of the existing lease expiring on 30th April 2021.

Alternatively a new lease may be available on terms to be agreed.

PASSING RENT

£15,000 per annum exclusive

BUSINESS RATES

2010 Rateable Value: £13,750

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

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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sharon@snellers.com

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

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