

TO LET

113.9 sq. m (1225 sq. ft) APPROX.

HIGH STREET, TEDDINGTON, MIDDLESEX TW11 8JD

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **POTENTIAL RETAIL OPPORTUNITY**
- **SUBJECT TO PLANNING**
- **BASEMENT STORAGE**
- **PROMINENT HIGH STREET LOCATION**
- **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.

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 a Sainsburys Local and there is also a variety of cafes, pubs, restaurants and independent retailers.

Teddington railway station is under half a mile providing services direct to London Waterloo and bus services directly outside the property serve routes to Kingston and Richmond upon Thames.

DESCRIPTION

The property comprises ground floor commercial premises with fully glazed frontage, rear kitchen and male and female WC's. There is also external access to basement storage.

USE

The property has most recently been used as offices and will fall within Class E.

Our clients will be submitting a planning application for a new fully glazed shop front with centre opening double doors. Plans will be available upon request.

ACCOMMODATION

The property has an approximate net internal floor area of:-

98.6 sq. m (1061 sq. ft).

There is also a basement of approximately 15.3 sq. m (164 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£35,000 per annum.

BUSINESS RATES

2017 Rateable Value: £23,250

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

ENERGY PERFORMANCE RATING

To be confirmed.

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**

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