

TO LET

77.5 sq. m (834 sq. ft) APPROX.

80 HIGH STREET, TEDDINGTON, MIDDLESEX TW11 8JD

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **RETAIL PREMISES IN EXCELLENT HIGH STREET LOCATION**
- **CLOSE TO M & S SIMPLY FOOD STORE**
- **BASEMENT SALES AREA**
- **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.

80 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 Toni & Guy, Waterstones, Starbucks, and Jigsaw. 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 the ground floor providing trading on two levels and WC to the rear. There is an attractive staircase leading to a basement sales area and store.

The property is beautifully presented and benefits from an attractive wooden shop front, feature wall with exposed brick work, high ceilings, spot lights, and wooden floor throughout.

ACCOMMODATION

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

Retail Sales	46.7 sq. m	503 sq. ft
Basement Sales	30.8 sq. m	331 sq. ft
TOTAL	77.5 sq. m	834 sq. ft

TENURE

Available on a new lease for a term by arrangement.

RENT

£28,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £20,750

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

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