

TO LET

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

106—108 HIGH STREET, TEDDINGTON, MIDDLESEX TW11 8JD

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **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.

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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 and restaurants.

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 rear access to a courtyard garden and basement storage.

The property has most recently been used as offices and comprises a front office with fully glazed front and rear office/store. The property has been fully refurbished and benefits from new kitchen and WC's, gas central heating, suspended ceiling with inset lighting and alarm.

USE

The property currently benefits from a B1 (office) Use. A retail use will be considered, subject to a planning application for a change of use to A1 (retail) and new shop front which could benefit from a small front forecourt.

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

Offers in excess of £25,000 per annum.

BUSINESS RATES

To be re-assessed.

ENERGY PERFORMANCE RATING

Energy Rating: E108

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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