

CAR REPAIR & MOT WORKSHOP

TO LET

289.19 sq. m (3,113 sq. ft) approx.

2-8 WATT'S LANE, TEDDINGTON TW11 8HQ

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **RARELY AVAILABLE TOWN CENTRE PROPERTY**
- **LARGE YARD**
- **WELL ESTABLISHED CAR REPAIR LOCATION**
- **POTENTIAL TO PURCHASE FIXTURES & FITTINGS**

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 on Watts Lane, just off Teddington High Street. Nearby occupiers include M&S Food, Sainsbury's, Starbucks, Cook and Waterstones along with many other independent retailers and restaurants. The area benefits from good road communications, with the A316 providing easy access to junction 1 of the M3 motorway which in turn provides access to either central London or to the M25 and national motorway network. Teddington mainline train station is within approximately 500m of the property providing regular rail services to London Waterloo.

DESCRIPTION

The property comprises a single storey car repair garage and MOT testing centre. The main workshop area provides space for three x two post ramps and one x four post ramp. There is a reception / office area to the front with two separate WC's and to the rear there is a staff kitchenette and parts storage area. A mezzanine space above the reception area provides further storage or office space. There are two further garage / storage areas to the side of the main workshop which can be used for tyre fitting, car storage or parts storage. The property benefits from a large yard area providing parking for customer vehicles.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal basis (GIA):

	Sq.m	Sq.ft
Ground Floor	281.55	3,031
Mezzanine Floor	7.64	82
Total	289.19	3,113
Yard	208.51	2,245

TENURE

Available on a new lease for a term by arrangement.

RENT

£52,500 per annum

VAT

VAT is payable on the rent.

BUSINESS RATES

2017 Rateable Value: £32,750

ENERGY PERFORMANCE RATING

Energy Rating: E124

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters

020 8977 2204

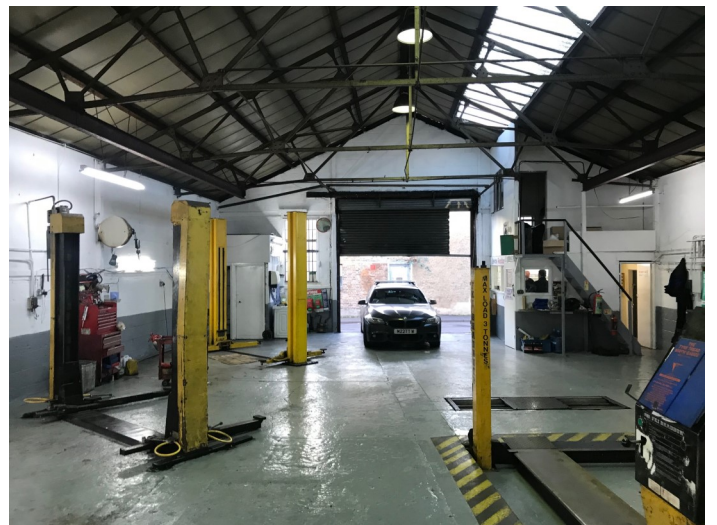
matt@snellers.com



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

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