

TO LET

94.1 sq. m (1012 sq. ft) approx.

28 HIGH STREET, TEDDINGTON, MIDDLESEX TW11 8EW

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **PRIME HIGH STREET PREMISES**
- **AFFLUENT TOWN CENTRE**
- **CHARACTER SHOP FRONT AND HIGH CEILINGS TO RETAIL AREA**
- **PATIO AREA**
- **BASEMENT FOR STORAGE PURPOSES**

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 premises are located in a prime position on Teddington High Street, an affluent London suburb which boasts attractive amenities such as the River Thames and Bushy Park.

This vibrant High Street boasts a number of successful independent businesses and multiple operators, as well as a variety of established restaurants such as Pizza Express and Nandos. There is also a Travelodge in close proximity.

DESCRIPTION

The property comprises an attractive retail unit with character shop front. The shop was fully refurbished approximately 4½ years ago and benefits from high ceilings to the retail area, spot lights and air conditioning. The rear of the property has been partitioned to provide a storage area and kitchen and there is access to a rear service pathway.

There is also access to an attractive patio area to the side of the property.

The basement is accessed from the retail area and is suitable for storage purposes with a head height of approximately 1.9m.

ACCOMMODATION

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

Ground Floor	94.1 sq. m	1012 sq. ft
Basement	10.8 sq. m	116 sq. ft
TOTAL	104.9 SQ. M	1128 SQ. FT

TENURE

Available on a new lease for a term by arrangement.

RENT

£37,500 per annum

BUSINESS RATES

2017 Rateable Value: £17,500

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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