

TO LET

123.8 sq. m (1332 sq. ft) GIA approx.

SNELLER

COMMERCIAL

CHARTERED SURVEYORS

6 HIGH STREET, TEDDINGTON, MIDDLESEX TW11 8EW



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

www.snellers.com

020 8977 2204

- **GROUND FLOOR BUSINESS PREMISES**
- **PRIME HIGH STREET LOCATION**
- **AFFLUENT TOWN CENTRE**
- **CHARACTER CORNER FRONTAGE**
- **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.

6 HIGH STREET, TEDDINGTON TW11 8EW

LOCATION

The premises are located in a prime position on Teddington High Street at the junction with Station Road. Teddington is 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 opposite the property and access to Teddington railway station is approximately 350 yards.

DESCRIPTION

The property comprises the ground floor of the former Nat West Bank which provides the potential for an open plan layout with high ceilings of approximately 4.2m and attractive sash windows on the corner return.

The property will be offered in a shell condition ready for a tenant's fit out.

ACCOMMODATION

The property has a gross internal floor area of 123.8 sq. m (1332 sq. ft).

There may be potential for the inclusion of some further space to the rear of the property, subject to lease terms and covenant and this would increase the gross internal floor area to approximately 166.6 sq. m (1793 sq. ft).

Floor plans and further details are available upon request.

TENURE

Available on a new lease for a term by arrangement.

RENT

£50,000 per annum exclusive.

BUSINESS RATES

The property will be re-assessed for business rates following the division from the upper floor.

ENERGY PERFORMANCE RATING

Energy Rating: E113

A copy for the certificate is available upon 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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