

CONFIDENTIAL - TENANTS UNAWARE INVESTMENT FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

448.4 sq. m (4,827 sq. ft) GIA

CREST HOUSE, 102-104 CHURCH ROAD, TEDDINGTON, TW11 8PY



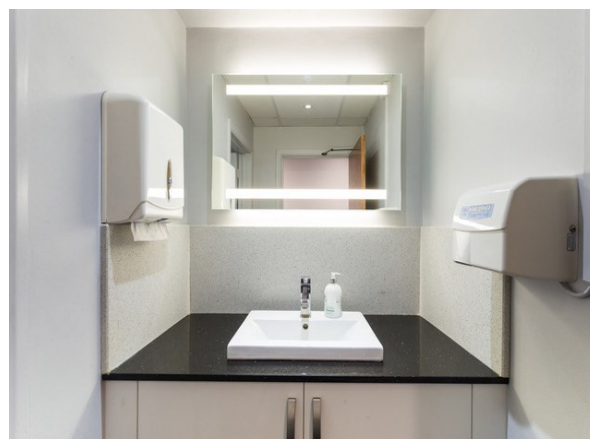
Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **INVESTMENT OPPORTUNITY**
- **FREEHOLD SERVICED OFFICE**
- **NET INCOME £135,700 PER ANNUM (Fully Let)**
- **TEDDINGTON STATION WITHIN HALF A MILE**
- **14 CAR PARKING SPACES**

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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Selected Internal Images

LOCATION

The property is situated on the east side of Church Road close to Teddington town centre. Teddington offers a variety of shops, restaurants, public houses and convenience stores. The River Thames and Bushy Park are also in close proximity to the property.

Teddington Railway Station is situated approximately half a mile to the south east of the property providing regular services to London Waterloo.

DESCRIPTION

The property comprises a 3 storey office building, currently arranged as a serviced office centre. The ground floor is mostly open plan with the upper floors divided to

provide a number of separate offices. There are approximately 14 parking spaces to the front and side of the property.

ACCOMMODATION

The office has an approximate gross internal area of 448.4 sq. m (4,827 sq. ft).

INCOME

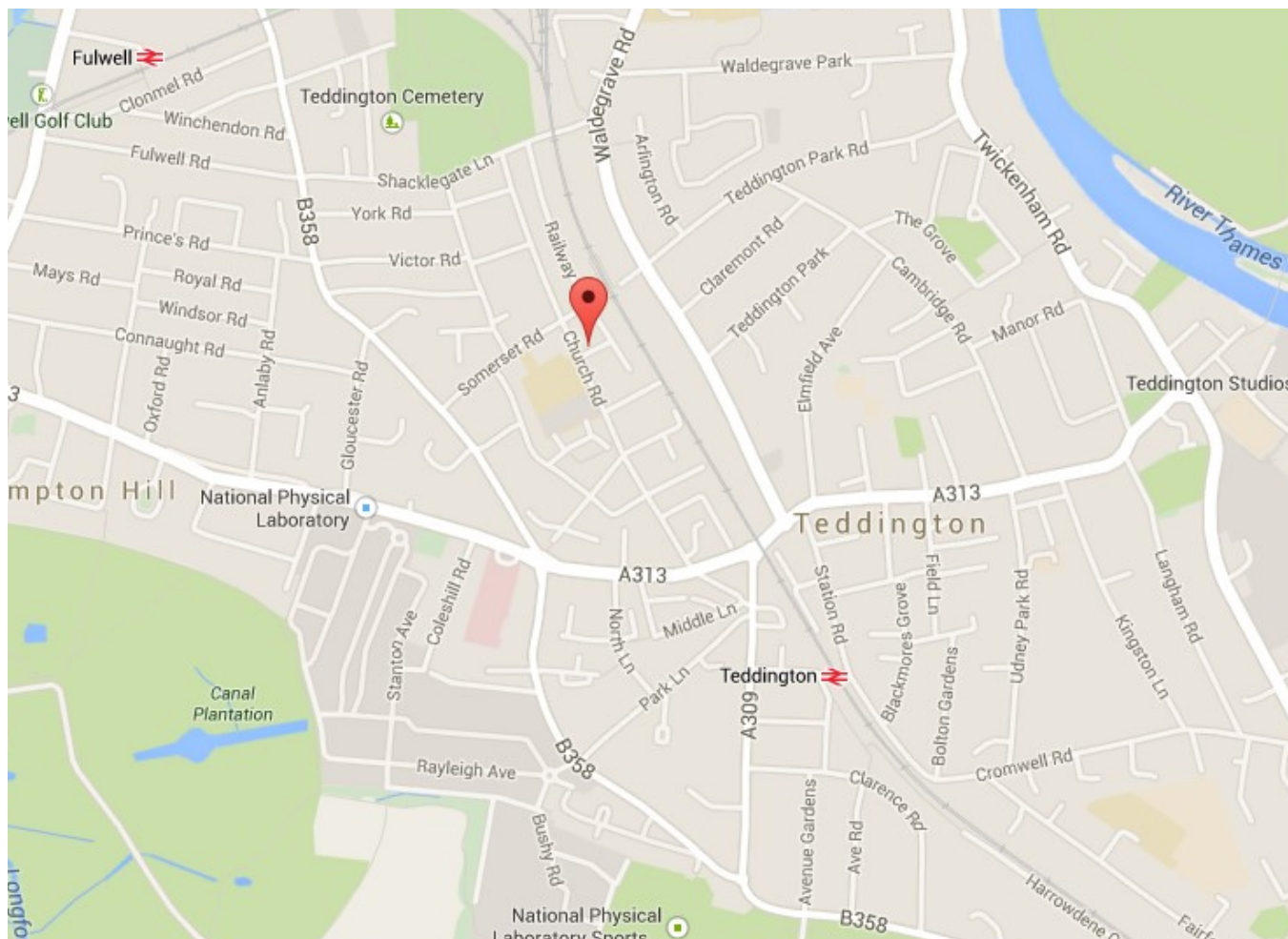
The property is currently let to 12 separate tenants under short term licence Agreements. There is a mobile roof mast which also generates an income.

The total current passing rent is **£135,700 pa.**

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

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TENURE

Freehold subject to the existing tenancies. We have been advised that vacant possession can be obtained upon three months notice.

PRICE

£1,850,000 subject to contract

VAT

To be confirmed

BUSINESS RATES

To be advised.

ENERGY PERFORMANCE RATING

Energy Rating: C73

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
020 8977 2204
antony@snellers.com

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