TO LET

52.6 SQ. M (565 SQ. FT) APPROX.

2 BROAD STREET, TEDDINGTON, MIDDLESEX TW11 8RF

SNELLER COMMERCIAL

CHARTERED SURVEYORS

- **LOCK UP BUSINESS PREMISES**
- **CLOSE PROXIMITY TO TESCO METRO, SUPERDRUG AND SPORTS DIRECT**
- **NEW LEASE AVAILABLE**

2 BROAD STREET, TEDDINGTON TW11 8RF

LOCATION

The property is located in a prominent position on Broad Street close to the junction of Stanley Road, Teddington, an affluent south west London suburb.

A number of multiple retailers are located in Broad Street including Tesco Metro, Boots, WH Smith, Princess Alice Hospice, Sports Direct and Costa Coffee as well as a number of long established independent retailers.

DESCRIPTION

The property comprises a lock up shop with two WC's and kitchenette The property is presented ready for a tenants fit out and benefits from a glazed shop front and suspended ceiling with inset lighting.

PLANNING

As a former betting office the property will fall within the "Sui Generis" use.

Businesses requiring any other use may require planning permission and interested parties are advised to make their own enquiries with The London Borough of Richmond Upon Thames planning department..

ACCOMMODATION

The property has a total approximate net internal floor area of:-

52.6 sq. m (565 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£20,000 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: C64

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

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