

# FOR SALE

106.3 SQ. M (1144 SQ. FT) APPROX.

97 HIGH STREET, TEDDINGTON, MIDDLESEX TW11 8HG

# SNELLER

COMMERCIAL

CHARTERED SURVEYORS



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

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **RARE FREEHOLD OPPORTUNITY**
- **FULLY VACANT**
- **PRIME HIGH STREET LOCATION**
- **ADJOINING MARKS & SPENCER**
- **DEVELOPMENT POTENTIAL (STP)**

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.

# 97 HIGH STREET, TEDDINGTON TW11 8HG

## LOCATION

The premises are located in a prime position on Teddington High Street, adjoining Marks & Spencer. 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, Cote and Nandos.

For road communications the A316 Chertsey Road is within approximately 2½ miles connecting with the M3 and motorway network. Teddington railway station is within half a mile providing services to London Waterloo via Kingston and Richmond.

## DESCRIPTION

The property comprises a ground floor retail premises with access via patio doors at the rear to a small courtyard.

The first floor offices have an attractive independent entrance from the High Street. There is an entrance lobby with WC on the ground floor and the first floor comprises two offices and a fitted kitchen.

## ACCOMMODATION

The property has the following approximate floor areas:-

	SQ. M	SQ. FT
Ground Floor Shop (NIA)	60.4	650
Ground floor entrance lobby/WC	8.0	86
First Floor (GIA)	37.9	408
<b>TOTAL</b>	<b>106.3</b>	<b>1144</b>

## TENURE

Freehold with vacant possession.

## PRICE

Offers in the region of £750,000 plus VAT.

## BUSINESS RATES

2017 Rateable Values

First floor: £6,300

Ground floor: £20,000

## ENERGY PERFORMANCE RATING

Copies of the certificates are 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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