

FOR SALE

MIXED USE FREEHOLD

38 BROAD STREET, TEDDINGTON, MIDDLESEX TW11 8QY

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **CENTRALLY LOCATED RETAIL INVESTMENT**
- **GROUND FLOOR SHOP AND 2 BEDROOM FLAT OVER TWO FLOORS**
- **CURRENT TOTAL INCOME £38,100 PA**

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.

38 BROAD STREET, TEDDINGTON TW11 8QY

LOCATION

The property is located in Teddington, an affluent south west London suburb in the London Borough of Richmond upon Thames. Broad Street is one of the two main shopping areas of the town and there are a number of multiple retailers in close proximity including Boots, Costa Coffee, Cafe Nero, WH Smith, and a Tesco Metro, as well as a number of cafes, restaurants and independent retailers.

DESCRIPTION

The property comprises a ground floor retail premises fitted to a high standard and currently trading as a mobile and vape store. There is also a rear storage building and rear access to North Lane.

To the rear, there is independent access to a residential flat laid out over two floors. The first floor comprises one room, fitted kitchen and fitted bathroom.

The second floor has two bedrooms.

The flat is offered in good decorative order and benefits from wooden floors throughout, gas central heating and UPVC windows to the rear.

ACCOMMODATION

The property has the following approximate floor areas:-

Retail	36.5 sq. m	393 sq. ft
External Store	12.3 sq. m	132 sq. ft
TOTAL	48.8 sq. m	525 sq. ft

First Floor	56.4 sq. m	607 sq. ft
Second Floor	26.9 sq. m	290 sq. ft
TOTAL	83.3 sq. m	897 sq. ft

TENURE

Freehold subject to:-

1. Lease of the ground floor for a term of 10 years from 8th March 2018 at a rent of £18,000 per annum. Rent review 8th March 2023.
2. Assured Shorthold Tenancy of the residential flat at a rent of £1,675 pcm.

PRICE

Offers in the region of £725,000

BUSINESS RATES

2019 Rateable Value: £11,000

2023 Rateable Value: £9,500

COUNCIL TAX

Band C

ENERGY PERFORMANCE RATING

Commercial Energy Rating: C62

Residential Energy Rating: D66

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

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

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable