

RARE TOWN CENTRE DEVELOPMENT OPPORTUNITY (STP).

FOR SALE

SNELLER
COMMERCIAL

CHARTERED SURVEYORS

125 CHURCH ROAD, TEDDINGTON, MIDDLESEX TW11 8QH

Net Internal Area 671 sq. m (7,220 sq. ft)



These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

The property is situated on the west 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 southeast of the property providing regular services to London Waterloo.

DESCRIPTION

The original building dates from the late 1880's and has been extended over the years to provide flexible accommodation.

The property comprises a basement level used chiefly for storage, while the ground floor is a largely open plan housing a bar, seating areas and small office. The first floor is currently a snooker lounge, with separate office, There is also a well proportioned, split level three bedroomed residential dwelling, set over the first and second floors. Outside there is a mature rear garden and off street parking to the front for multiple vehicles.

ACCOMMODATION

Approximate site area:
0.22 Acres (0.089 Hectares)

The following net internal measurements (NIA) have been taken from the VOA:

Basement:	60.5 sq. m	(651.22 sq. ft)
Ground :	390.7 sq. m	(4,205. sq. ft)
First:	79.8 sq. m	(858 sq. ft)

1st/2nd Floor Flat: 140.sq.m (1,506 sq. ft)

Total 671 sq. m (7,220 sq. ft)

BUSINESS RATES

2023 Rateable Value: £16,250

We recommend contacting the London Borough of Richmond Upon Thames to confirm.

ENERGY PERFORMANCE RATING

Energy Rating: C (61). A copy of the certificate is available upon request.

TENURE

Freehold.

VAT

We have been advised that the property is not elected for VAT.

GUIDE PRICE £1,900,000

VIEWING

Strictly by appointment through Sole Agents.

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