

FOR SALE

FULLY LET INVESTMENT

6 CHURCH ROAD, TEDDINGTON TW11 8PB

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020 8977 2204

- END OF TERRACE MIXED USE PROPERTY
- FULLY LET WITH A TOTAL INCOME OF £32,700 PA
- FREEHOLD FOR SALE

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 located In Church Road, very close to the junction of Broad Street, Teddington. This busy secondary location has a number of independent businesses including cafes, barbers, dentist, restaurants and beauty premises.

Nearby Broad Street provides a number of National retailers including WH Smith, Boots, Costa and Tesco.

DESCRIPTION

The property comprises a ground floor retail unit currently operating as a successful health and beauty business, Vidatherapy. The premises are in good decorative order and benefits from rear access to a garden as well as a front forecourt.

There is separate independent access to a residential flat on the first floor comprising kitchen/living area, bedroom and large bathroom. The kitchen and bathroom are fully fitted and there is gas central heating and attractive high ceilings.

ACCOMMODATION

The ground floor has an approximate net internal floor area of 66 sq. m (710 sq. ft)

BUSINESS RATES

2023 Rateable Value: £12,000

COUNCIL TAX

Band: C

ENERGY PERFORMANCE RATING

Energy Rating: B50

A copy of the certificate is available upon request.

TENURE

Freehold subject to the tenancies below:-

Ground Floor

Annual rent: £15,000. Lease for a term expiring 1st July 2035 excluded from the 1954 Act. Rent review 2/7/2030. Mutual option to terminate the lease on 1/7/2030, subject to 6 months prior notice.

First Floor

Let by way of an AST at an annual rent of £17,700 per annum (£1475 pcm).

GUIDE PRICE

Offers in the region of £550,000

VIEWING

Strictly by appointment through Sole Agents.

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Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.