

FOR SALE

20.5 SQ. M (221 ST. FT) APPROX.

194 STANLEY ROAD, TEDDINGTON TW11 8UE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



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020 8977 2204

- GROUND FLOOR BUSINESS UNIT
- FRONT FORECOURT
- LONG LEASEHOLD

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 in a local retail parade on Stanley Road, close to its junction with York Road in Teddington. Stanley Road (B358) is the main road from Teddington through to Twickenham and the A316 which provides access to the M3 and motorway network. Fulwell railway station and bus terminal are both within approximately one third of a mile.

DESCRIPTION

The property comprises a ground floor business unit with aluminium framed glazed shop front and large front forecourt.

Internally there is a storage cupboard and WC.

ACCOMMODATION

The property has an approximate net internal floor area of:-

20.5 sq. m (221 sq. ft)

TENURE

The property is held on a 125 year lease from 25th January 2006 subject to a current ground rent of £100 per annum.

PRICE

Offers in the region of £125,000

BUSINESS RATES

2026 Rateable Value: £7,300

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

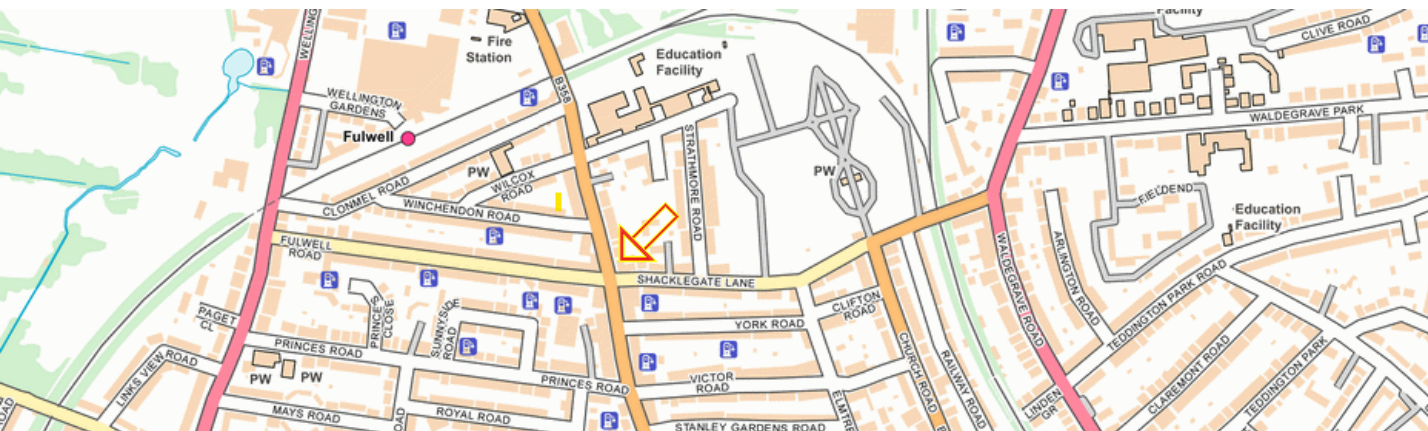
To be confirmed.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion

020 8977 2204 - sharon@snellers.com



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.

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