

TO LET

118.8 SQ. M (1280 SQ. FT APPROX.)

40 BROAD STREET, TEDDINGTON, MIDDLESEX TW11 8QY

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **PROMINENT WELL ESTABLISHED RESTAURANT PREMISES IN TOWN CENTRE**
- **NEW LEASE AVAILABLE**
- **IN CLOSE PROXIMITY TO A NUMBER OF OTHER ESTABLISHED RESTAURANTS/CAFES**

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.

40 BROAD STREET, TEDDINGTON TW11 8QY

LOCATION

The property is located in Teddington, an affluent suburb in the London Borough of Richmond, approximately 12 miles south west of central London.

Situated in a primary parade on the south side of Broad Street, nearby restaurant and café occupiers include Bar Estilo, Red Peppers, Café Nero and Costa Coffee, as well as multiple retailers including Tesco Metro, Boots and Superdrug.

DESCRIPTION

The property comprises a ground floor unit forming part of a mid terrace three storey building. The premises are currently occupied as a fast food restaurant trading as Wimpey providing approximately 54 covers. There is an open plan seating area and sales counter/servery to the front and further seating extends along the length of the restaurant as does the kitchen/food preparation area.

To the rear are male and female customer WC's as well as a staff cloakroom and store which also houses a cold store. There is a small yard to the rear and off street parking for one car which is accessed via North Lane.

There is a loading bay immediately outside the property and metered parking along Broad Street as well as in the nearby pay and display car park behind Tesco Metro.

ENERGY PERFORMANCE RATING

Energy Rating: E111

A copy of the certificate is available on request.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Restaurant	101.3 sq. m	1090 sq. ft
Store	17.6 sq. m	190 sq. ft
TOTAL	118.8 SQ. M	1280 SQ. FT

TENURE

Available on a new lease for a term by arrangement.

RENT

UPON APPLICATION

PREMIUM

A premium is sought for the benefit of the goodwill. Further details upon request.

BUSINESS RATES

2017 Rateable Value: £41,000

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

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial

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

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