

TO LET

62.7 SQ. M (675 SQ. FT) APPROX.

3 BROAD STREET, TEDDINGTON, MIDDLESEX TW11 8QZ

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
Tw11 8QT

020 8977 2204

- **PROMINENT RETAIL PREMISES**
- **PARKING FOR 2 CARS TO REAR**
- **EXCELLENT DECORATIVE CONDITION**
- **AIR CONDITIONING**
- **CLOSE PROXIMITY TO TESCO METRO**

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.

3 BROAD STREET, TEDDINGTON TW11 8QZ

LOCATION

The property is located in a prominent position on Broad Street close to the junction of Stanley Road, Teddington, an affluent south west London suburb.

A number of multiple retailers are located in Broad Street including Tesco Metro, Boots, WH Smith, Princess Alice Hospice, and Costa Coffee as well as a number of long established independent retailers.

DESCRIPTION

The property comprises a retail shop with rear WC and kitchenette. The property is presented in excellent decorative condition and benefits from air conditioning, suspended ceiling with inset spot lights, tiled floor and fitted kitchenette.

There is rear access to a large car park with 2 allocated parking spaces.

ACCOMMODATION

The property has a total approximate net internal floor area of:-

62.7 sq. m (675 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£23,000 per annum

BUSINESS RATES

2017 Rateable Value: £14,500

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

ENERGY PERFORMANCE RATING

Energy Rating: B49

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Joint Sole Agents.

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