

FOR SALE/TO LET

SNELLER COMMERCIAL

CHARTERED SURVEYORS

72.5 SQ. M (781 SQ. FT) APPROX.

82 - 86 BROAD STREET, TEDDINGTON, MIDDLESEX TW11 8QT



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **FREEHOLD MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT**
- **VACANT COMMERCIAL**
- **CURRENT GROUND RENTS £525 PER ANNUM**
- **LETTING OF GROUND FLOOR CONSIDERED ON A NEW LEASE BY ARRANGEMENT**

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.

82—86 BROAD STREET, TEDDINGTON TW11 8QT

LOCATION

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

Broad Street and High Street , Teddington has a number of multiple retailers as well as a good selection of independent retailers, cafes and restaurants.

DESCRIPTION

The property comprises a four storey mixed residential and commercial period building.

The vacant commercial premises is arranged over ground floor and basement and is presented in excellent decorative condition benefitting from a full height glazed frontage, air conditioning, alarm, tiled floor, WC and kitchenette.

The property also includes the following ground rent tenancies with a current total annual income of £525.

4 Park Rd	999 year lease from 24/4/2007
82A	99 years from 7/5/2003
82b	199 years from 19/9/1981
82c	150 years from 29/9/1990

COMMERCIAL ACCOMMODATION

Approximate net internal floor area:-

Ground Floor	46.4 sq. m	500 sq. ft
Basement	26.1 sq. m	281 sq. ft
TOTAL	72.5 sq. m	781 sq. ft

PRICE

Offers invited in the region of £275,000 for the freehold interest.

RENT

£23,000 per annum for a new lease for a term by arrangement.

BUSINESS RATES

2017 Rateable Value: £24,500

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

ENERGY PERFORMANCE RATING

Energy Rating: D100

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Joint Sole Agents.

Sharon Bastion
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