TO LET

SNELLER COMMERCIAL
CHARTERED SURVEYORS

171 SQ. M (1,839 SQ. FT) APPROX.

66 BROAD STREET, TEDDINGTON TW11 8QY



www.snellers.com

020 8977 2204

- **PRIME RETAIL PREMISES**
- **SITUATED ON A BUSY JUNCTION IN CLOSE PROXIMITY TO A NUMBER OF NATIONAL OPERATORS**
- **NEW LEASE AVAILABLE**

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.

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LOCATION

Teddington is an affluent town situated in the London Borough of Richmond Upon Thames, approximately 12 miles to the southwest of Central London and situated between Twickenham to the north and Kingston Upon Thames to the south. The area benefits from good road communications with the A316 close by providing access to the M3 Motorway and the national motorway network. Teddington mainline train station provides regular rail services to London Waterloo and is within a third of a mile.

The property is situated on the south side of Broad Street (A313) and within a primary parade of retail units serving the local area. Adjoining occupiers include Gails, Oxfam, Headmasters, Boots Pharmacy, Costa Coffee, Holland and Barratt and Tesco. On street pay and display parking is available along parts of Broad Street.

DESCRIPTION

The property comprises a mid terraced three storey period building with the retail accommodation on the ground floor. The shop comprises an open plan sales area to the front as well as a rear store with double loading doors providing access to a service road and loading area to the rear.

ACCOMMODATION

The property has an approximate net internal floor area of 171 sq. m (1839 sq. ft).

RENT

£50,000 pa

New lease for a term by arrangement.

BUSINESS RATES

2026 Rateable Value: £38,750

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

ENERGY PERFORMANCE RATING

C60

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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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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