

## 139 STANLEY ROAD TEDDINGTON

991 sq ft



### ADDRESS

139 Stanley Road  
Teddington  
TW11 8UF

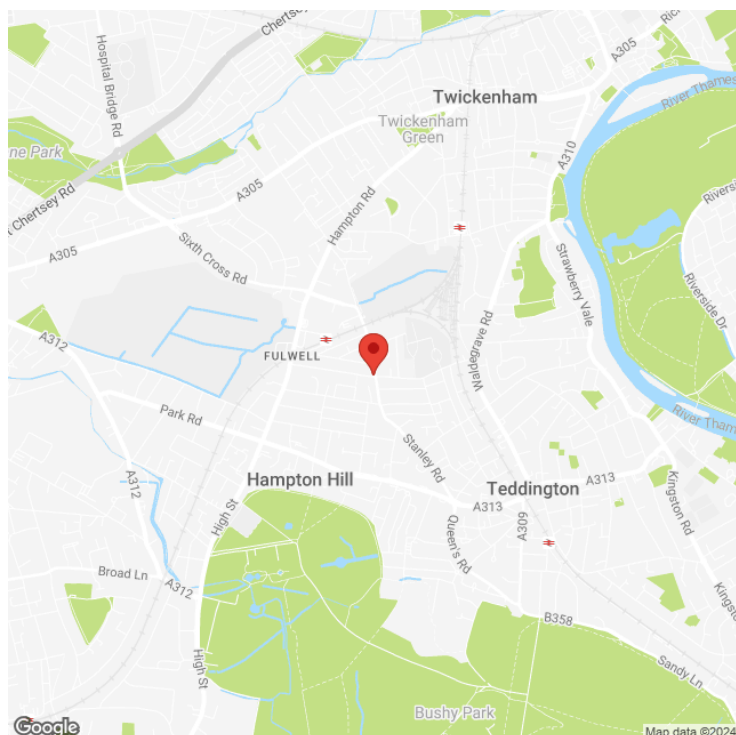
### DESCRIPTION

#### Retail Unit For Sale or To Let

The property is situated in Teddington, a short walk from both Fulwell and Teddington rail stations. Regular bus routes are available from Richmond and Hampton. The A316 is a 10 minute drive from the unit, offering access to the M3 and national motorway network. Teddington is an affluent area with heavy pedestrian traffic.

The property comprises of a corner unit arranged over ground and basement with residential accommodation above. The unit is in good condition and was previously in use as a tile shop.

Dated: 22/11/2024



## SPECIFICATION

Hard tiled flooring

Natural light

LED lighting

Storage basement

Corner unit

Ground floor WC

EP C-58

Ground Floor 613 sq ft

Basement 378 sq ft

<b>Tenure</b>	For Sale or To Let
<b>Price</b>	£275,000
<b>Rent</b>	£25,000 per annum exclusive
<b>Service Charge</b>	Upon application
<b>Rates</b>	RV £13,500. Rates payable £6,237.50
<b>Size</b>	991 sq ft

## CONTACT

**Niall Christian**

BSc MRICS

**T** 020 8332 4591

**M** 07780 678684

**E** niall.christian@michaelrogers.co.uk

**Joshua Thompson**

Trainee Surveyor

**T** 0208 332 4594

**M** 0759 910 7005

**E** joshua.thompson@michaelrogers.co.uk

Dated: 22/11/2024

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ