

**139 Stanley Road
Teddington
TW11 8UF**



**RETAIL UNIT
FOR SALE OR TO LET
991sq ft (92.05sq m)**

020 8332 7788
Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
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Location

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

Description

The property is a corner unit, arranged over ground floor and basement with residential above. The unit is in good condition and was previously used as a tile shop.



Accommodation

The property provides the following approximate floor areas.

Floor	Sq. Ft	Sq. M
Ground Floor	613	56.92
Basement	378	35.13
Total	991	92.05

Amenities

- Ground floor WC
- Hard tiled flooring
- Natural light
- LED Lighting
- Storage basement
- Corner unit

Business Rates

The property has a rateable value of £13,500 giving rates payable of £6,237.50. Applicants are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate

The unit has an EPC of C58



Terms

The unit is available on a new effective full repairing and insuring lease for a term by arrangement incorporating 5 yearly upward only rent reviews.

The virtual freehold can be made available.

Rent

£25,000 per annum exclusive

Price

£275,000

Service charge

Upon application

VAT

The property is elected for VAT

Legal Costs

Each party to bear their own legal costs.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact:

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Subject to Contract
July 2024

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