

6 High Street | Teddington |
TW11 8EW

Prime Shop Lease Available |
Ground Floor Commercial Space



Key features

- Retail E Class use
- Prime high street location
- Affluent town centre
- Character corner frontage



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Location

The premises are located in a prime position on Teddington High Street at the junction with Station Road. Teddington is an affluent London suburb benefitting from attractive amenities such as the River Thames and Bushy Park.

The vibrant High Street boasts a number of successful independent businesses and multiple operators, as well as a variety of established restaurants such as Pizza Express and Nandos. There is also a Travelodge opposite the property and access to Teddington railway station is approximately 350 yards.

Description

The property comprises the ground floor of the former Natwest Bank which provides the potential for an open plan layout with high ceiling of approximately 4.2m and attractive sash windows on the corner return.

The property is in shell condition ready for a tenant's fit out.

Accommodation

The property has the following gross internal floor area:

Ground floor | 155.80 Sq.m | 1,677 Sq.ft

Floor plans and further details are available upon request.

Lease

A 10 year lease from May 2022 granted inside the Landlord & Tenant Act with a rent review in August 2027. Incorporating a tenant only break option at the 5th year subject to a penalty of £13,750 upon 6 months' prior notice.

Rent

£55,000 per annum exclusive.

EPC

Further details available upon request. E 113.

Rates

The new Rateable Value from April 2023 is £48,250. For rates payable please refer to the Local Charging Authority, London Borough of Richmond upon Thames - 020 8891 1411.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

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Contact

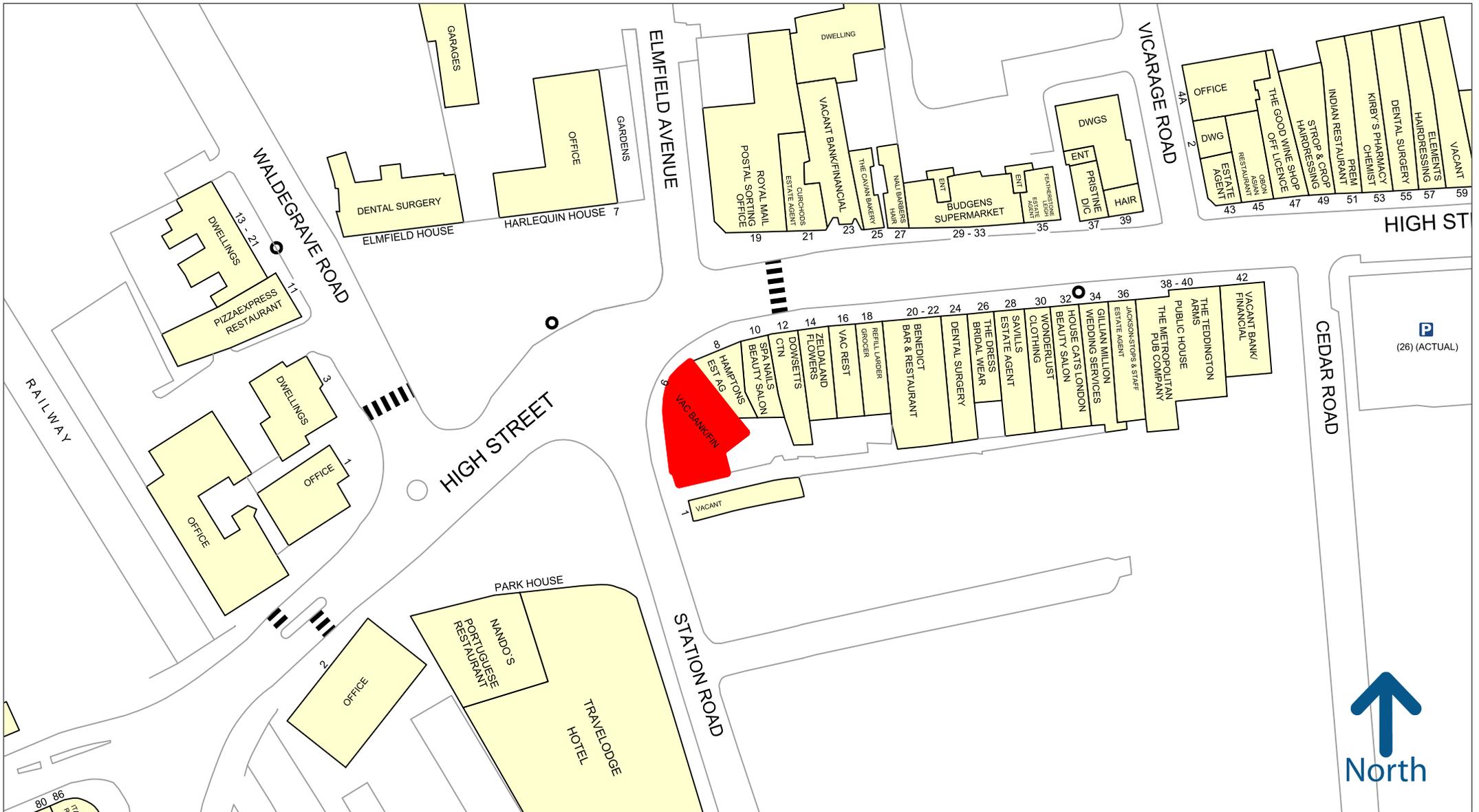
Anthony Appleby
07801 138136
anthony.appleby@brasierfreeth.com

Benjie Haston
07801 899681
benjamin.haston@brasierfreeth.com

VIEWINGS - Strictly by appointment

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* Corporate structure and ownership details
* Identification and verification of ultimate beneficial owners
* Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
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50 metres

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