

**141 Stanley Road
Teddington
TW11 8UB**



**RETAIL UNIT
FOR SALE
464 Sq ft (43.07sq m)**

**020 8332 7788
Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.
www.michaelrogers.co.uk**

Location

The property is located in Teddington, a short walk from both Fulwell and Teddington stations. Regular bus services available from Richmond and Hampton.

The A316, which offers excellent accessibility via car, is a 10-minute drive from the unit. Teddington is an affluent area with heavy pedestrian traffic, drawing customers from several neighbouring towns.

Description

The unit is part of a terraced property and is arranged over the ground floor with a flat above sold off on a long lease.

Access to the retail unit is from the street and there is no rear access.

The shop floor is partially split into front and rear sections by a supporting wall.

To the rear of the unit is a kitchen area and WC.



Accommodation

The property provides the following approximate floor areas.

Floor	Sq. Ft	Sq. M
Ground Floor	464	43.07
Total	464	43.07

Amenities

- Suspended ceiling
- Inset lights
- Ground floor WC
- Kitchen
- Tiled flooring
- Self-contained unit
- Large glass frontage

Business Rates

The property has a rateable value of £10,000 giving rates payable of £4,990.00.

Small business rate relief may apply.

Applicants are advised to make their own enquiries with the Valuation Office Agency.

Use

The lease states that the use must comply to original A1 use.

Energy Performance Certificate

Upon application.

Terms

The unit is available with vacant possession, on an existing virtual freehold basis, with a share of the freehold.

The long lease is for 999 years from 24th June 2015.

Price

£175,000

Service charge

Upon application

VAT

The property is not 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 2025

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