

**152 WALDEGRAVE ROAD  
TEDDINGTON  
MIDDLESEX  
TW11 8NA**



**COMMERCIAL/RESIDENTIAL INVESTMENT  
FOR SALE**

**020 8332 7788**

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## Location:

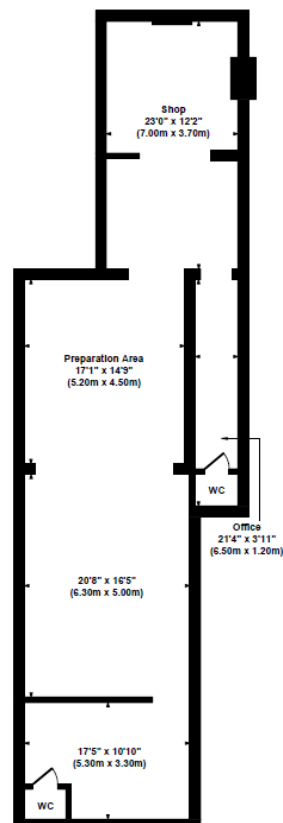
The property is situated in a small parade of independent retailers, a short walk from Teddington High Street which offers numerous other retailers and supporting professional services. The shop serves a highly affluent and family-oriented neighbourhood and benefits from being near to St Marys University, which within a short walking distance. Teddington train station is a 15-minute walk giving access to Waterloo, Kingston etc. The No.33-bus stop is close by and the A316 is within a short drive which provides easy access to Richmond town centre, the M3, the M25 and Heathrow.

## Description:

The accommodation comprises a ground floor retail unit and a two-bedroom flat above. The retail unit is available with vacant possession and benefits from a WC and an office. The previous use was as a butcher's shop with many of the fixtures and fittings being made available.



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Not to Scale. Produced by The Plan Portal 2024

The apartment benefits from its own self-contained entrance and includes two bedrooms (one with an en-suite shower), bathroom, kitchen and a lounge. The apartment is currently let on an Assured Shorthold Tenancy at £1,400 per calendar month. This figure is below current market levels.



#### **Accommodation:**

The property has the following approximate gross internal areas:

	<b>SQ FT</b>	<b>SQ M</b>
Commercial Unit	1,342	125.00
Residential	785	73.00
Total	2,127	198.00

#### **Terms:**

The property is available as a whole although the commercial unit can be purchased as a separate entity.

Consideration will be given to leasing the commercial unit on an effective full repairing and insuring lease for a term by arrangement.

#### **Price:**

£285,000 for the freehold interest with the flat above sold off on a long lease.

£685,000 for the entire building.

#### **Rent:**

For the commercial unit only £18,000 per annum exclusive.

#### **Rating Assessment:**

We are advised that the rateable value is £10,750 giving rates payable of £5,364.25. Small business rate relief may apply.

Interested parties are advised to make their own enquiries with the Valuation Office Agency with regards rates.

We are advised that the apartment has a Council Tax Band of B.

**EPC:**

Commercial unit, to be confirmed.

Residential D67.

**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.

**Viewing:**

Through Joint Sole Agents.

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Subject to Contract October 2025

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