

# Freehold For Sale

6 Teddington High Street, London, TW11 8EP



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gva.co.uk/11682

## Description

Teddington is an affluent town in the borough of Richmond upon Thames. The town benefits from a lively high street and the amenities of Bushy Park, the River Thames and Hampton Court.

The subject property is prominently located on the corner with Station Road, a very short walk from the mainline railway station. Nearby occupiers include Savills estate agents, Budgens supermarket, Lloyds bank, Carluccio's and a number of independent retailers.

## Accommodation

The premises are arranged over ground, first and second floors providing the following approximate net internal floor areas:

Ground floor	127.9 sq m	1,277 sq ft
First Floor	72.8 sq m	784 sq ft
Second Floor	Residential	Residential
Total	200.7 sq m	2,160 sq ft

## Tenure

Freehold.

The second floor comprises two flats let until 21 June 2131 with ground rents of a peppercorn and £50.

## Price

£1.4m

## Business Rates

We understand that the property is assessed as follows:

**Rateable Value:** £48,250

**UBR:** £0.493 (2018/19)

**Rates Payable:** £23,787

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Planning

We have been advised by the local planning authority that the premises have A2 planning permission. Interested parties should verify the planning use for the unit with the local planning authority.

## EPC

A certificate can be made available.

## VAT

VAT if applicable will be charged at the standard rate.

For further information please contact:

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