

# Freehold For Sale

6 Teddington High Street, London, TW11 8EP



## **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:

#### James Burt

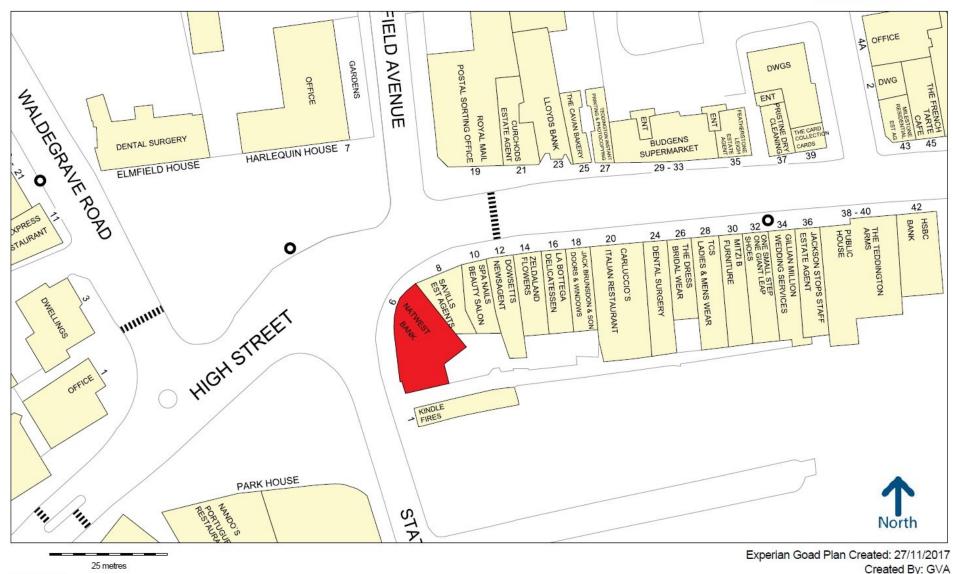
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