

Freehold for Sale

6 Teddington High Street, London TW11 8EP



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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

£1m

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £48,250

UBR (2018/19): £0.493

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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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.