

# TO LET

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

62.4 SQ. M (672 SQ. FT) APPROX.

35 HIGH STREET, TEDDINGTON TW11 8ET



[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- PROMINENT RETAIL UNIT
- SOUGHT AFTER LOCATION
- NEW LEASE AVAILABLE
- PARKING TO REAR

## LOCATION

The property is located in a prime position on Teddington High Street in the Borough of Richmond upon Thames. This vibrant High Street provides a mix of independent businesses, including retail, cafes and restaurants as well as the nearby dance school, Travelodge and other service providers.

## DESCRIPTION

The property comprises an end of terrace retail unit with attractive shop front previously occupied for professional services and therefore retaining Class E use.

The premises currently benefit from a suspended ceiling with inset spot lights, 2 air conditioning units (not tested) and electric radiator to rear. There are male and female WC's and fitted kitchen area. To the rear there is access to the service area and one parking space.

## ACCOMMODATION

The property has the following approximate net internal floor areas:-

	SQ. M	SQ. FT
Retail area	56.7	611
Ancillary	5.7	61
<b>TOTAL</b>	<b>62.4</b>	<b>672</b>

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£38,000 per annum exclusive

## BUSINESS RATES

2026 Rateable Value: £23,250

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

## ENERGY PERFORMANCE RATING

Energy Rating: B45

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

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**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.