

43 – 47 High Street, 4 Vicarage Road &
Flats 2 – 4a Vicarage Road
TEDDINGTON
TW11 8EZ

*Freehold Retail, Office & Residential
Investment Opportunity with Active
Management Opportunities*

Revised Guide Price £2.1m



EXECUTIVE SUMMARY:

- Teddington is a highly affluent London Suburb, located approximately 10 miles south west of Central London
- Excellent road and rail access, being adjacent to the A316 / M3 Motorway with a train link to London Waterloo (35 mins). Heathrow airport can also be reached with 30 mins
- The property comprises 3 x self contained retail units, a ground floor Class E office and 3 x self contained flats on part ground and upper floors
- Freehold tenure of the whole block, with the opportunity to include or exclude the flats from the sale
- Substantial active management opportunities to refurbish the flats and increase rental income, obtain a change of use from commercial to residential on 4 Vicarage Road, extend at 1st floor, and increase retail rents at review
- Approximately 2,476 sqft residential and 2,508 sqft commercial
- Producing a total rent of **£134,800 pa** (59% commercial / 41% AST) with a combined ERV of ~£167,000 pa

ASKING **£2,100,000** which reflects:

- Blended **6.42%** yield with a potential reversion to **7.98%**
- Average residential yield of **5.18%**
- Average Commercial yield of **7.91%**
- Potential Commercial yield reversion to ~**9.75%**



LOCATION



- 13 miles West End
- 3.3 miles Richmond
- 7.7 miles Heathrow



- London Waterloo 20 mins
- Richmond 5 mins
- Heathrow 45 mins



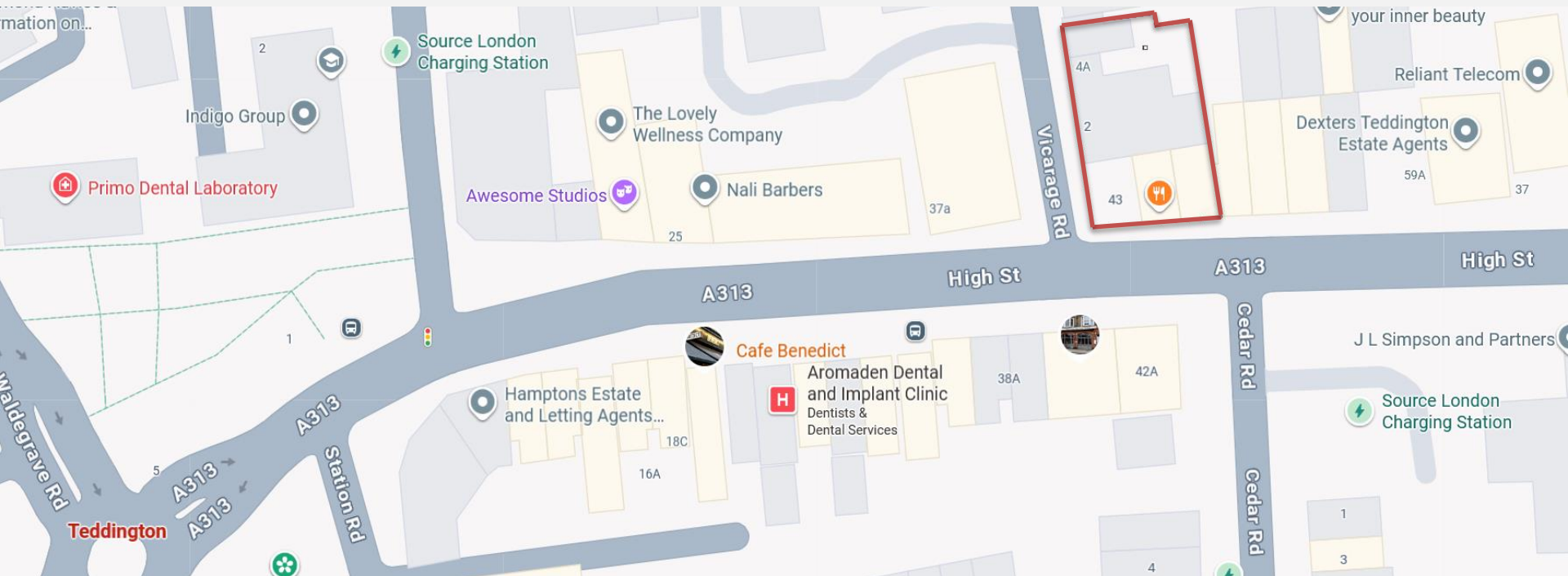
- Highly affluent households
- Excellent primary / secondary schools
- High % of household ownership

SITUATION

Teddington is regarded as one of the most desirable London suburbs to live and work. With an abundance of local amenities, including Teddington Lock and Bushy Park, the town attracts highly affluent residents seeking the 'village-like' setting.

The property is situated in the heart of the town on High Street, at its junction with Vicarage Road. The vibrant array of boutique retailers, street cafes and national retailers make it a one-stop-shop for local residents.

Nearby retailers include Marks & Spencer, Waterstones, Starbucks and Sainsbury's Local.



DESCRIPTION

43-47 High Street

The property comprises 3 x self contained retail units, each benefiting from glazed frontage and canopy covers

No 47 also has a fully fitted wine cellar



4 Vicarage Road

The property comprises a ground floor, self contained Class E office, which has a kitchenette, w/c, and the benefit of 2 entrance doors off Vicarage Road

Flat 2, 2a and 4a Vicarage Road

The property comprises 3 x self contained flats. Flat 2 and 2a share a front door and communal entrance hall with small basement, whilst 4a has its own front door off Vicarage Road

Each flat is equipped with mains services, and Flat 2 has the benefit of a private rear garden



ACCOMMODATION AND TENANCIES

Commercial Property	Accomm.	Sq m (Sq Ft)*	Tenant	Term	Rent (Reversion)	Notes
43 High St TW11 8HB	Retail / Staff ITZA*	53 (571) 335	Chase Buchanan Ltd (1)	10 years from 24 th June 2024	£21,000 (£25,000)	OTB 2029 R/R 2029 EPC 'D'
45 High St TW11 8HA	Retail / Staff ITZA*	47 (506) 369	Individual t/a Obon sushi (2)	15 years from 2021	£21,000 (£25,000)	R/R 2029 & 2034 EPC 'D'
47 High St TW11 8HA	Retail / Staff Wine Cellar ITZA*	83 (902) 41 (443) 512	The Good Wine Shop Ltd (3)	15 years from April 2020	£26,000 (£38,000)	OTB 2030 EPC 'B'
4 Vicarage Rd TW11 8EZ	Class E Office	49 (527)	Cooper Faure (4)	Expires 24 th June 2027	£11,000	EPC 'D'
TOTALS		297 (3,197)			£79,000	

- (1) [Chase Buchanan Ltd](#) are a leading estate agents , with 14 branches. For the year ending 2023, filed accounts reported a turnover of £6.1m and a pre tax profit of £792,215
- (2) [Obon Sushi](#) have been trading in Kingston since 2015 and Teddington since 2022
- (3) [The Good Wine Shop Ltd](#) have been trading for nearly 25 years and are independent wine merchant with shops in Kew, Chiswick, Richmond, St Margarets and Teddington. For the year ending Jan 2024, filed accounts reported total assets of £715,221 and net assets of £196,325
- (4) [Cooper Faure](#) are independent accountants, established since 2006

* Based on VOA areas

Residential Property	Floor	Accomm.	Sq m (Sq Ft)*	AST Expiry	Rent (pcm)	Notes
Flat 2	Ground	2 bed Garden	90 (968)	28 th Oct 2026	£21,000 (£1,750)	EPC 'D'
Flat 2a	First	3 bed	83 (893)	23 rd Oct 2026	£18,000 (£1,500)	EPC 'E'
Flat 4a	First	2 bed	57 (613)	4 th Dec 2026	£16,800 (£1,400)	EPC 'E'
TOTALS			230 (2,476)		£58,800	

<p>Total Rent Passing £134,800 pa</p>
--

ESTIMATED RENTAL VALUES

Teddington has a strong residential lettings market, and the flats have the potential to be let for in excess of £2,000 pcm

The retail units are let off an average of £57 ZA. Recent commercial lettings in the town centre include:

30 High Street

(862 sqft)

£31,000 pa

£73 psf ITZA

80 High Street

(835 sqft):

£29,000 pa

£75 psf ITZA

Based on the above the ERV's are:

Residential ~ £72,000 pa

Commercial ~ £88,000 pa

Total ERV ~£174,000 pa

ACTIVE MANAGEMENT OPPORTUNITIES

The property is registered as a Building of Townscape Merit but is excluded from Article 4. It may therefore be possible to convert No 4 Vicarage Road into a 2 x bed garden flat under Permitted Development Rights (stp)

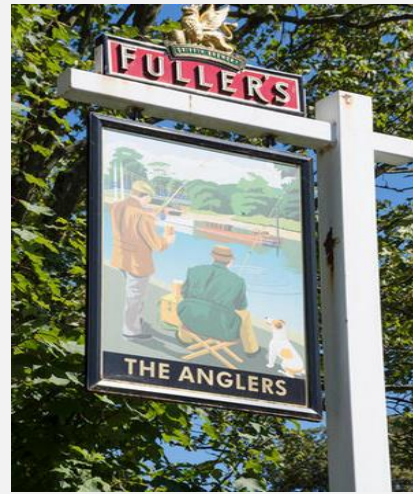
There is also the possibility of extending Flat 4a at 1st floor, above the flat roof area of 4 Vicarage Road → and a potential ransom strip of land included in the title

TENURE

The property is held Freehold under Title No MX443901

VAT

Vat is not applicable to the sale

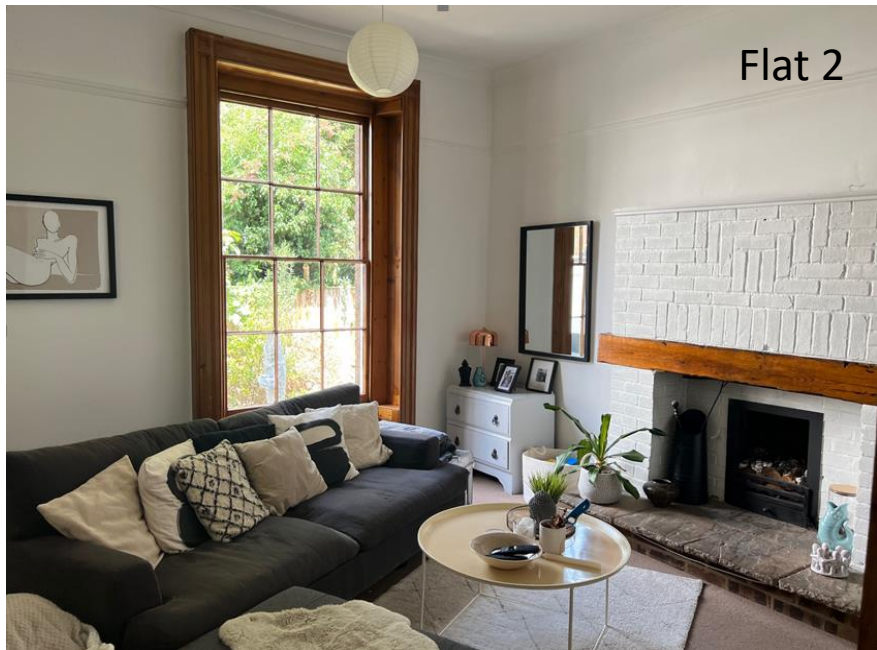




47 High Street



4 Vicarage Road

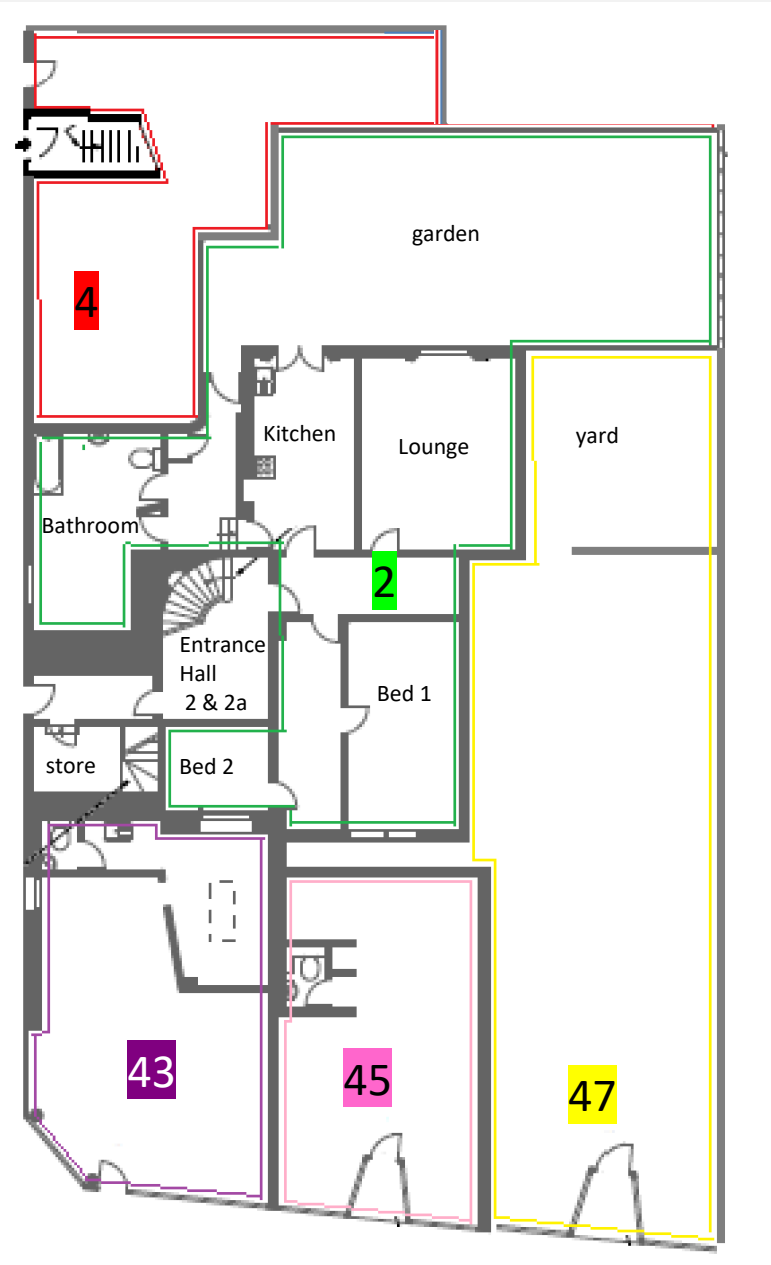


Flat 2

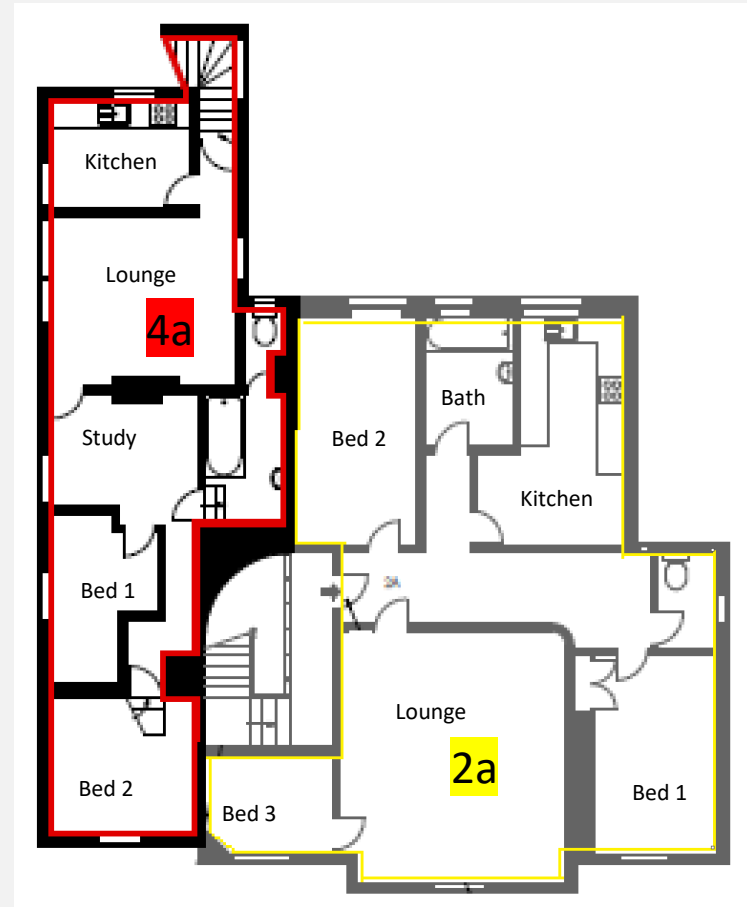


Flat 2a

Ground Floor



First Floor



47 Basement



VIEWING DATES

Strictly by arrangement only

AML CHECKS

Parties will be required to comply with all mandatory AML checks

PROPOSAL

The Freehold of the whole block is available at **£2,100,000**, which reflects:

- Yield of **6.42%** and a potential reversionary yield of **7.80%**
- Average Residential yield **5.18%** and only **£440 psf** cap val
- Average Commercial yield of **7.91%** reverting to **~9.75%**

Opportunity to add substantial value through:

- Converting No 4 Vicarage Road into a 2 x bed Garden Flat
- Reconfiguring and refurbishing existing flats to enhance rental and capital value
- Obtain redundant rear yard from No 47 Lease and incorporate into Flat 2 garden
- Implementing reversionary rent reviews on the retail units in line with lease terms
- Planning consent to build over the entrance to Flat 4a
- Sale of garden wall 'title strip' to residential owners

CONTACT

Andy Shaw

ashaw@stirlingshaw.co.uk

+ (0)7498 854767

