

PROPERTY TO LET



DESCRIPTION

The subject property comprises an end of terrace, predominantly two storey, concrete framed retail unit over ground and first floors. There is also a smaller single storey extension to the rear, together with a sizeable service yard/storage area which runs along the eastern elevation and to the rear. The service area to the rear is currently utilised to provide staff car parking.

ACCOMMODATION

Ground Floor sales:	1,610 sq ft
First Floor Ancillary:	275 sq ft
Total:	1,885 sq ft

LOCATION

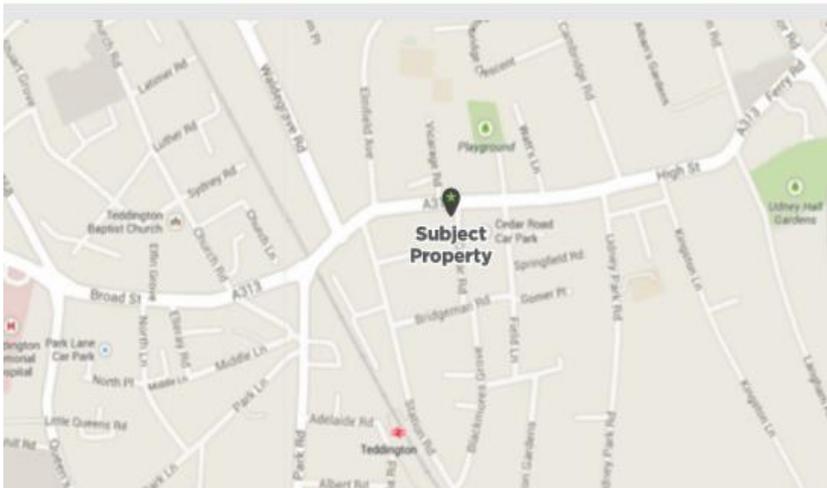
The town is situated approximately 19.3 km (12 miles) to the south-west of Central London. In addition, Twickenham is located 3.2 km (2 miles) to the north, Kingston upon Thames 3.2 km (2 miles) to the south-east and Richmond upon Thames 6.4 km (4 miles) to the north-east.

The town benefits from strong road and rail communications. The M3 motorway is located only 5.6 km (3.5 miles) to the west, accessible via the A316 which also offers easy access to Central London.

Teddington mainline railway station, which is located within a 5-minute walk of the property, provides a regular service to London Waterloo every 15 minutes, with an average journey time of 35 minutes.

42 High Street
Teddington, TW11 8ES

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&CO**



TERMS

Flexible short lease available.

EPC

On application.

RENT

On application.

RATES

Interested parties are advised to make their own enquiries with the local authority.

VIEWING

Viewing strictly by prior appointment with sole agents:

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