

RESTAURANT TO LET - 2,266 FT² / 210.58 M²



78 HIGH STREET, TEDDINGTON, MIDDLESEX, TW11 8JD

LOCATION Teddington is located to the South West of London approximately 3 miles south of the M4 and 4 miles East of the M3 whilst the town's BR station provides a fastest journey time of approximately 36 minutes into London Waterloo. The property is located in the town centre along with numerous independent and corporate operators including Caffe Nero, Côte, Marks & Spencer Simply Food, Nando's, Pizza Express and Starbucks.

DESCRIPTION Walkthrough: <https://youtu.be/HWnwIorwzfc> The restaurant is arranged over ground and basement with a rear access for deliveries. The basement houses the WCs and a function room that accommodated around 20 seated covers. The ground houses the bar, a disabled WC, seated around 65 spacious covers and incorporates the kitchen and stores. The property has an energy performance rating of "C" and approximate GIAs are:

Basement	496 ft ²	46.12 m ²
Ground	1,770 ft ²	164.45 m ²
Total	2,266 ft²	210.57 m²

Premises Licence We have been advised that the Premises Licence allows the sale of alcohol with a terminal hour of 23:30 Sunday to Thursday and midnight on Friday and Saturday.

Business Rates The VOA website advises that the Rateable Value is £34,250 which for a restaurant occupier would give rise to rates payable of approximately £9,000 for F.Y. 2022/23. This takes into account the retail discount currently on offer. Potential lessees are advised to satisfy themselves in regard to the business rates.

Tenure The property is available by way of a new effective Fully Repairing & Insuring lease, contracted outside the Security of Tenure Provisions of The Landlord & tenant Act, for a term to be agreed with regular upward only rent reviews at a rent in excess of £60,000 PA.

Holding Deposit A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

Please Note All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium / price, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

For further information contact Stephen Bagatti on steve@selsian.com / 07594 097 078

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