



159 Stanley Road

Teddington, TW11 8UF

**Prominent corner unit with
glazed frontage and rear
yard**

1,473 sq ft
(136.85 sq m)

- Prominent corner position
- Suitable for retail, showroom, office or trade uses
- Glazed shop frontage
- Forecourt to the front
- Rear yard with vehicle access

Summary

Available Size	1,473 sq ft
Passing Rent	£18,995 per annum
Rates Payable	£9,481 per annum TBC
Rateable Value	£19,000
Estate Charge	TBC
EPC Rating	B

Location

The property is located on Stanley Road, Teddington in a prominent corner unit facing onto the B358. The location benefits from strong local footfall and passing vehicular traffic. The surrounding area comprises a mix of commercial occupiers and residential properties, making the unit suitable for a variety of uses.

Teddington town centre is located nearby which has a wide range of retail, café and banking amenities. The unit has good access to public transport connections via Teddington railway station, providing regular services into central London.

Description

The property comprises a prominent corner commercial unit arranged over ground and first floor. The ground floor provides a showroom with a main shop area and storage accommodation to the rear. The first floor comprises additional showroom space together with an office, kitchenette and WC facilities. The accommodation is suitable for a range of showroom, retail or office occupiers.

Externally, the property benefits from a small forecourt area to the front and a rear yard with a small shed and vehicular access via double gates.

Accommodation

The accommodation comprises the following areas:

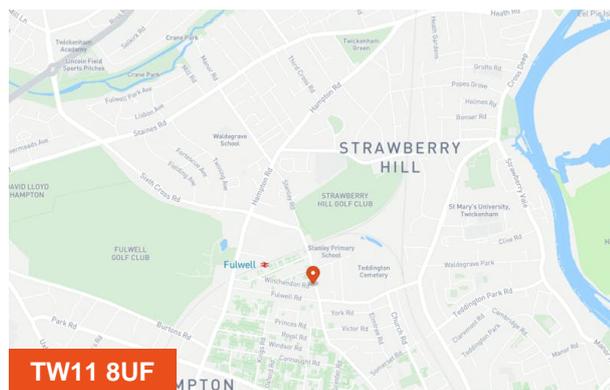
Name	sq ft	sq m
Ground	965	89.65
1st	508	47.19
Total	1,473	136.84

Terms

Available by way of assignment of an existing lease expiring on 2nd June 2034.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, if requested by the agents, the in-going tenant will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of exchange.



Viewing & Further Information

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Rob Amey

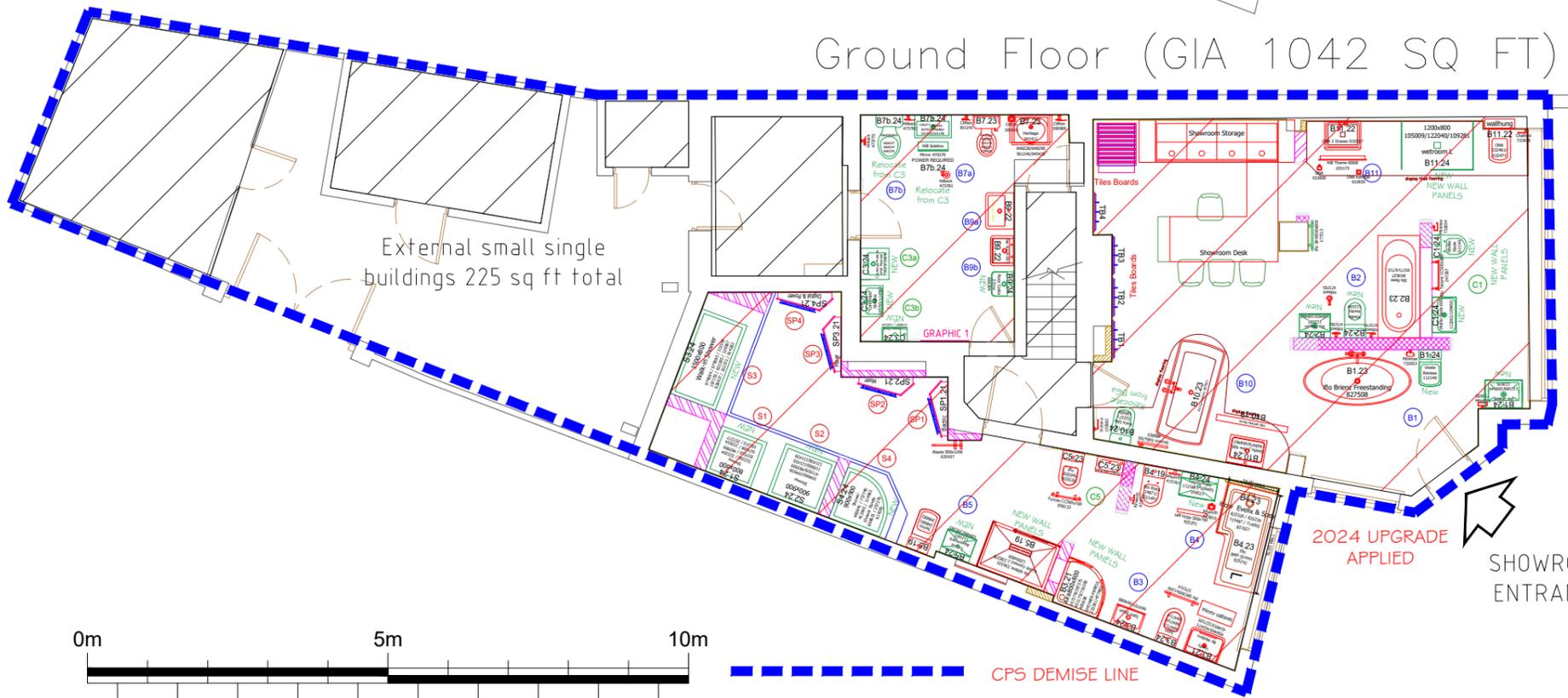
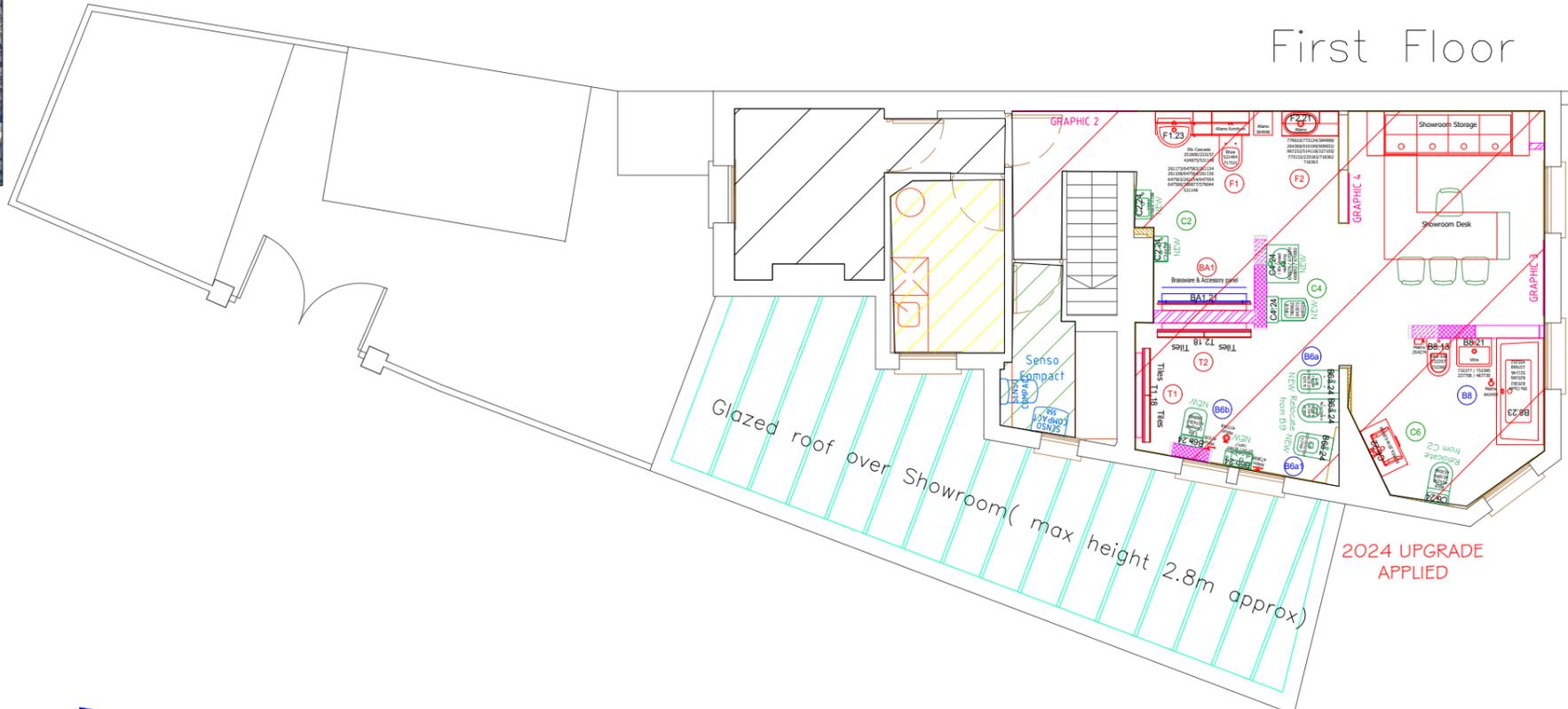
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City Plumbing Supplies
Property Department
Eldon Way, Crick Ind Estate,
Crick, Northampton
NN6 7SL

CPS Hampton Hill (4273)Showroom Address : 159 Stanley Rd, Teddington, TW11 8UF



CPS Hampton Hill(4273) Showroom (Stanley Road)

Area	Sq Ft
Gross Internal Area Building(GROUND)	1042
Showroom (GROUND)	852
Showroom (FF)	431
Showroom TOTAL	1283
Canteen (FF)	53
WCs (FF Back of Branch)	29
Miscellaneous (GROUND)	190
Miscellaneous (FF)	85
Total (Ground + FF)	1640

Areas Key

- Trade Counter
- Showroom
- Admin & Office
- Front of Branch Toilet
- Back of Branch Toilet
- Canteen
- Miscellaneous
- Warehouse
- Warehouse Mezzanine

CPS Property Project Manager

Branch Address
CPS Branch address : 1 Park Rd Hampton Hill Hampton, TW12 1HE

CPS Showroom Address : 159 Stanley Rd, Teddington TW11 8UF

Drawn By JJM Checked by N/A

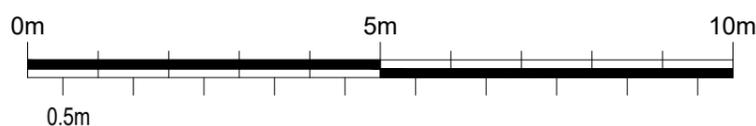
Scale N/A Drawing Size A1 Date 10.1.25

Drawing Title CPS Hampton Hill (4273) Revision 1.0

ALL FIGURED DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS COMMENCING ON SITE. DO NOT SCALE FROM THIS DRAWING. ANY CONFLICTING INFORMATION FOUND ON THE DRAWING MUST BE REPORTED FOR CLARIFICATION. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH RELEVANT AND CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

No.	Revision	Date
-		

Equipment Count	
Item	QTY
Showroom(Endeavour) Bays	34



AREAS - SHOWROOM SITE - UPDATE 10.1.25