



FOR SALE



144 Waldegrave Road

Teddington, TW11 8NA

**Teddington, TW11
Freehold Commercial
site with development
potential**

- Total site area (including rear yard) – 3,480 sq ft
- Located in central Teddington
- Potential to increase floor areas / develop the site
- Ideal for owner occupiers & commercial developers / investors
- For sale £1,000,000

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Description

Gross floor areas Existing garage and office – 1178 sq ft

Gross floor area for the rear yard – 2302 sq ft

The site also benefits from a forecourt/drop off area on Waldegrave Road

Rear yard has space for up to 10 cars plus a further 2 car spaces within the existing garage

Rare opportunity to acquire a commercial site in Teddington

Ideal for owner occupiers and commercial developers/investors

Existing building used formerly as an MOT garage and reception

Subject to planning offers will not be considered and the sale is not subject to VAT

Potential for further development – subject to gaining the relevant planning consents

Neighbouring 3 bed room residential house also available subject to further negotiation/pricing

Other potential commercial uses include warehouse/storage/distribution/'dark kitchen'/catering/delivery/trade counter sector

Location

Located on Waldegrave Road (A309) – a mostly residential location and within easy reach of the wide selection of retail shops/cafes and restaurants on Broad Street.

Teddington station, which offers a regular (35 mins) service to London Waterloo, is also within a few minutes drive.

Viewings

Strictly through Stirling Ackroyd



Summary

Business Rates Upon Enquiry

EPC Rating Upon Enquiry

Viewing & Further Information



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