

# PASMORE HOUSE, 10 - 12 THE CAUSEWAY TEDDINGTON TW11 0HE



PRIME FREEHOLD RETAIL AND RESIDENTIAL  
INVESTMENT

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

# INVESTMENT SUMMARY

- Teddington is a suburb in south-west London within the affluent London Borough of Richmond upon Thames and is widely regarded as one of the most desirable places to live in the UK.
- The Freehold property is situated on The Causeway which adjoins Park Road and Broad Street in the centre of Teddington.
- Total current passing rent of £39,950 pa including ground rents.
- The property comprises a ground floor showroom unit together with 7 residential apartments each sold on long leases for a term of 150 years from April 2015.
- Ground Floor – Let to Nolte Kitchens UK Limited for a term expiring on 14<sup>th</sup> October 2031 at a rent of £38,000 per annum with no breaks.
- Upper Floors – 7 long leasehold flats providing total ground rents of £1,950 per annum.
- **Offers in the region of £550,000 for the freehold interest.**

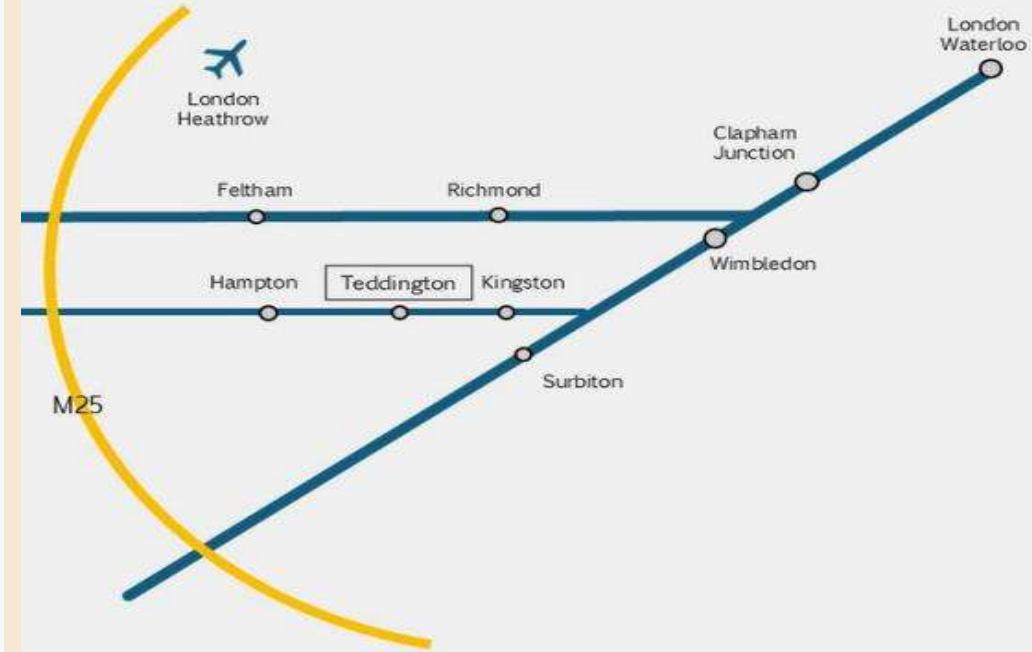


# LOCATION

Teddington, located in the London Borough of Richmond Upon Thames, is an affluent and highly sought-after suburb in Southwest London, known for its charming riverside setting in a village-like setting and excellent local amenities.

The area benefits from a vibrant high street, an array of independent boutiques, cafés, and restaurants, as well as its proximity to the scenic Bushy Park, the second largest of London's eight Royal Parks.

Teddington's blend of suburban tranquillity and connectivity to Central London makes it one of the most popular London villages.



# ACCOMMODATION

The ground floor has the following approximate net internal floor areas:-

Item	SQ.M	SQ.FT
Zone A Sales	59.22	638
Zone B Sales	59.19	637
Zone C Sales	29.22	315
Store	4.65	50
WC/washroom	2.26	24
<b>Net Internal Floor Area</b>	<b>154.54</b>	<b>1,664</b>

# BUSINESS RATES

2026 Rateable Value: £33,750

# PROPOSAL

We are instructed to seek offers in the region of £550,000

# TENURE

Freehold subject to the 7 long leaseholds.

# EPC

To be confirmed.

# AML CHECKS

Anti-money laundering regulation: it is now standard procedure to undertake personal and company AML checks. Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

# CONTACT US



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