



**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<br>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 ahs 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:

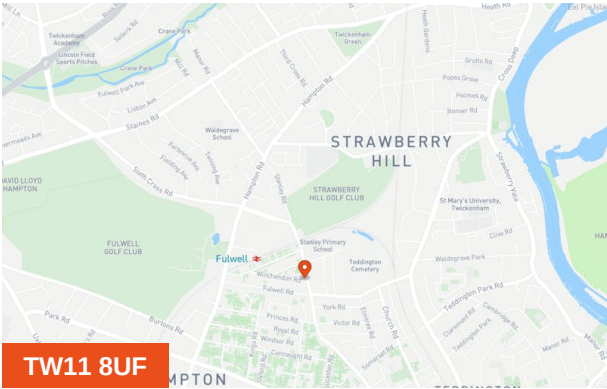
| Name   | sq ft | sq m   |
|--------|-------|--------|
| Ground | 965   | 89.65  |
| 1st    | 508   | 47.19  |
| Total  | 1,473 | 136.84 |

Terms

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

Anti Money Laundering Procedures

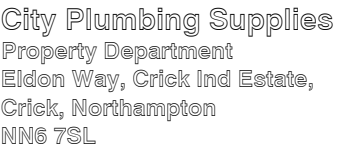
In accordance with the current Anti-Money Laundering (AML) Regulations, if requested by the agents, the in-going tenant will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of exchange.



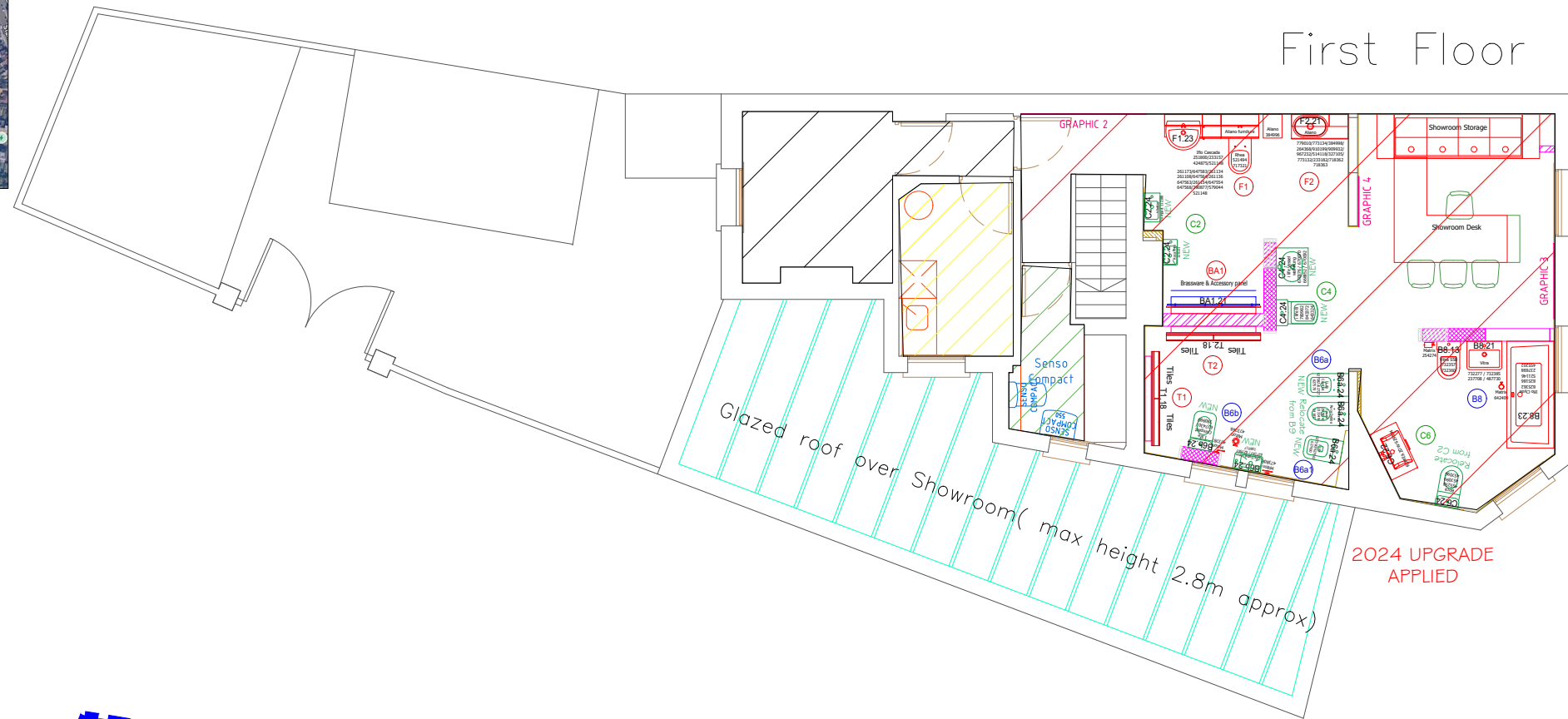
Viewing & Further Information

**George Ives**  
07442 424 528  
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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

PS Property Project Manager

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

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

|                        |                          |
|------------------------|--------------------------|
| Drawn By<br><b>JJM</b> | Checked by<br><b>N/A</b> |
|------------------------|--------------------------|

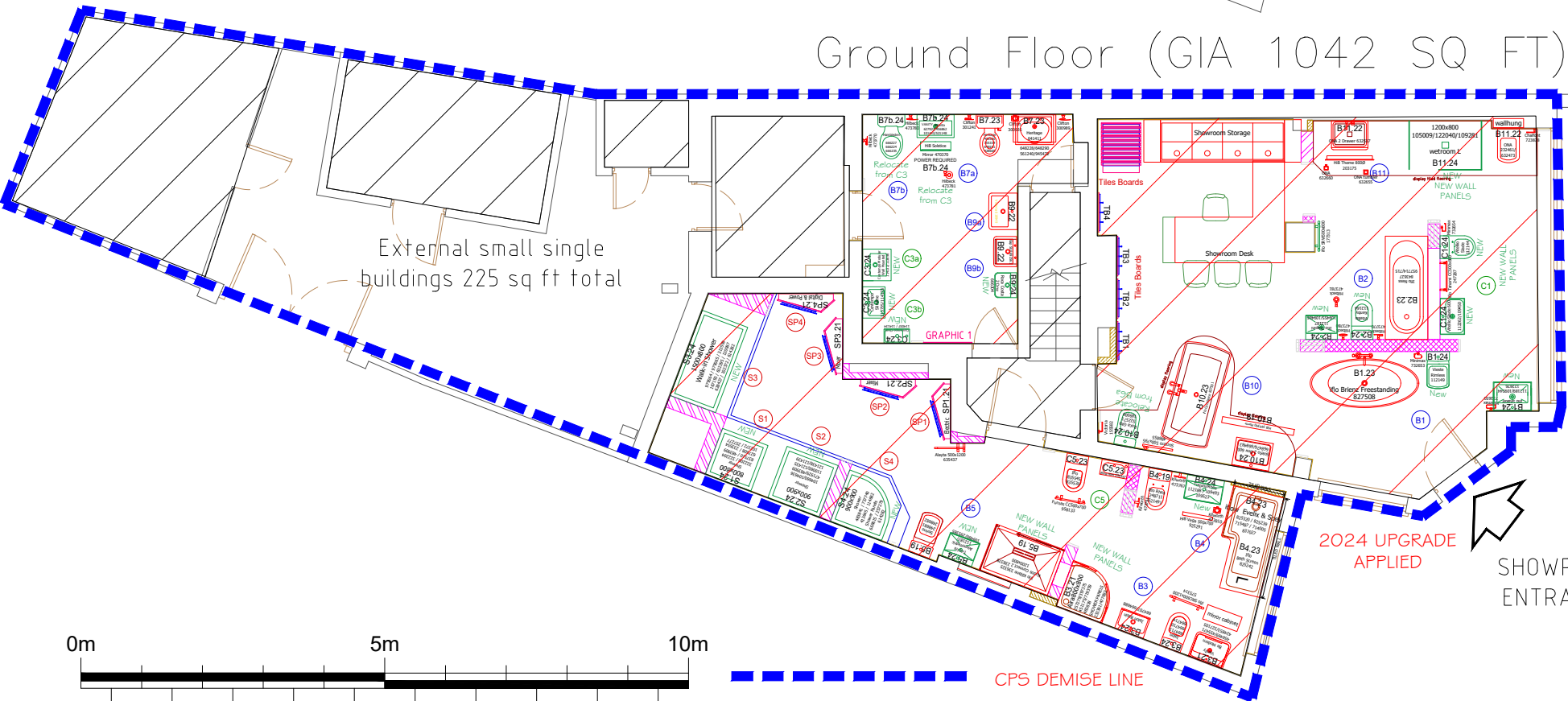
|              |                    |                 |
|--------------|--------------------|-----------------|
| Scale<br>N/A | Drawing Size<br>A1 | Date<br>10.1.25 |
|--------------|--------------------|-----------------|

|                                                 |                        |
|-------------------------------------------------|------------------------|
| Drawing Title<br><b>CPS Hampton Hill (4273)</b> | Revision<br><b>1.0</b> |
|-------------------------------------------------|------------------------|

FIGURED DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO  
WORKS COMMENCING ON SITE.  
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.

[illegible]

| Equipment Count          |     |
|--------------------------|-----|
| Item                     | QTY |
| Showroom(Endeavour) Bays | 34  |
|                          |     |
|                          |     |



SHOWROOM  
ENTRANCE

# AREAS - SHOWROOM SITE - UPDATE 10.1.25