

HIGH STREET PUB – FREEHOLD OR NEW LEASE AVAILABLE TEDDINGTON – LONDON, TW11



TEDDINGTON ARMS, 38-40 HIGH STREET, TEDDINGTON, LONDON, TW11 8EW

- Prominent ground floor pub with one residential flat above (remaining upper floor flats sold off on long leases)
- Located on the High Street in Teddington, approximately 350 metres north of Teddington Railway Station
- Strong local catchment including nearby riverside amenities and affluent residential surroundings
- Nearby occupiers include Nandos, Pizza Express and the King's Head (Heartwood Inns)
- Gross internal area of approximately 435.6 sq m (4,689 sq ft)

FREEHOLD WITH VACANT POSSESSION (excluding upper floor residential accommodation sold off on long leases)

ALTERNATIVELY, RENTAL OFFERS INVITED FOR A NEW LEASE

SUBJECT TO CONTRACT – sole selling/letting agent

LONF706

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Location

The property is located within an area administered by the London Borough of Richmond, occupying a prominent position on Teddington High Street, a well-established retail and leisure destination within this affluent suburban location.

The surrounding area benefits from a strong residential catchment and a thriving circuit of corporate and independent retailers, pubs, restaurants and cafes. Teddington Railway Station is located within short walking distance, providing frequent services to central London via Waterloo Railway & Underground Station.

Bushy Park is situated to the south (circa 850 metres) with the River Thames and associated leisure amenities approximately 700 metres to the north east.

A location plan is attached.

[Link to Street View](#)

Description

The property comprises a public house arranged over ground floor with one first floor flat (remaining upper parts sold off on long leases for residential purposes). To the rear of the property there is an enclosed terrace, currently used for storage.

Internally, the ground floor provides a series of interconnected trade areas with a side bar servery, in addition to a trade kitchen, customer WCs, cellar/storage and ancillary areas.

The first floor provides one residential flat, comprising two bedrooms, lounge, kitchen and WC/bathroom. The remaining upper floors have been sold off as residential flats on long leasehold interests.

The property has the following approximate gross internal floor areas (floor plans enclosed on final page):-

Ground Floor:	350.8 sq m (3,776 sq ft)
First Floor:	94.8 sq m (913 sq ft)
Total:	435.6 sq m (4,689 sq ft)

Nimbus Measurements:-

Building footprint:	367 sq m (3,950 sq ft)
Site area:	421 sq m (4,538 sq ft)

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured their own measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services.

Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from 11:00am until 11:00pm Sunday to Wednesday and from 11:00am until midnight Thursday to Saturday.

Planning

From enquiry of Richmond upon Thames, it has been established that the property is not Listed as being of special architectural or historical interest but it does lie within Teddington High Street Conservation Area. The property is locally listed.

Rating Assessment

The property is listed as a 'Public House and Premises' with a rateable value of £79,000, with effect from 1st April 2026.

Basis of Sale / Letting

Unconditional offers are invited for the freehold interest with vacant possession upon completion (excluding upper floor residential accommodation sold off on long leases). VAT may be payable in addition to the purchase price.

The property includes a telecoms agreement producing rental income of approximately £4,300 per annum. The agreement is currently holding over.

The owner would also consider rental offers for a new lease with lease terms to be negotiated.

EPC

Available upon request.

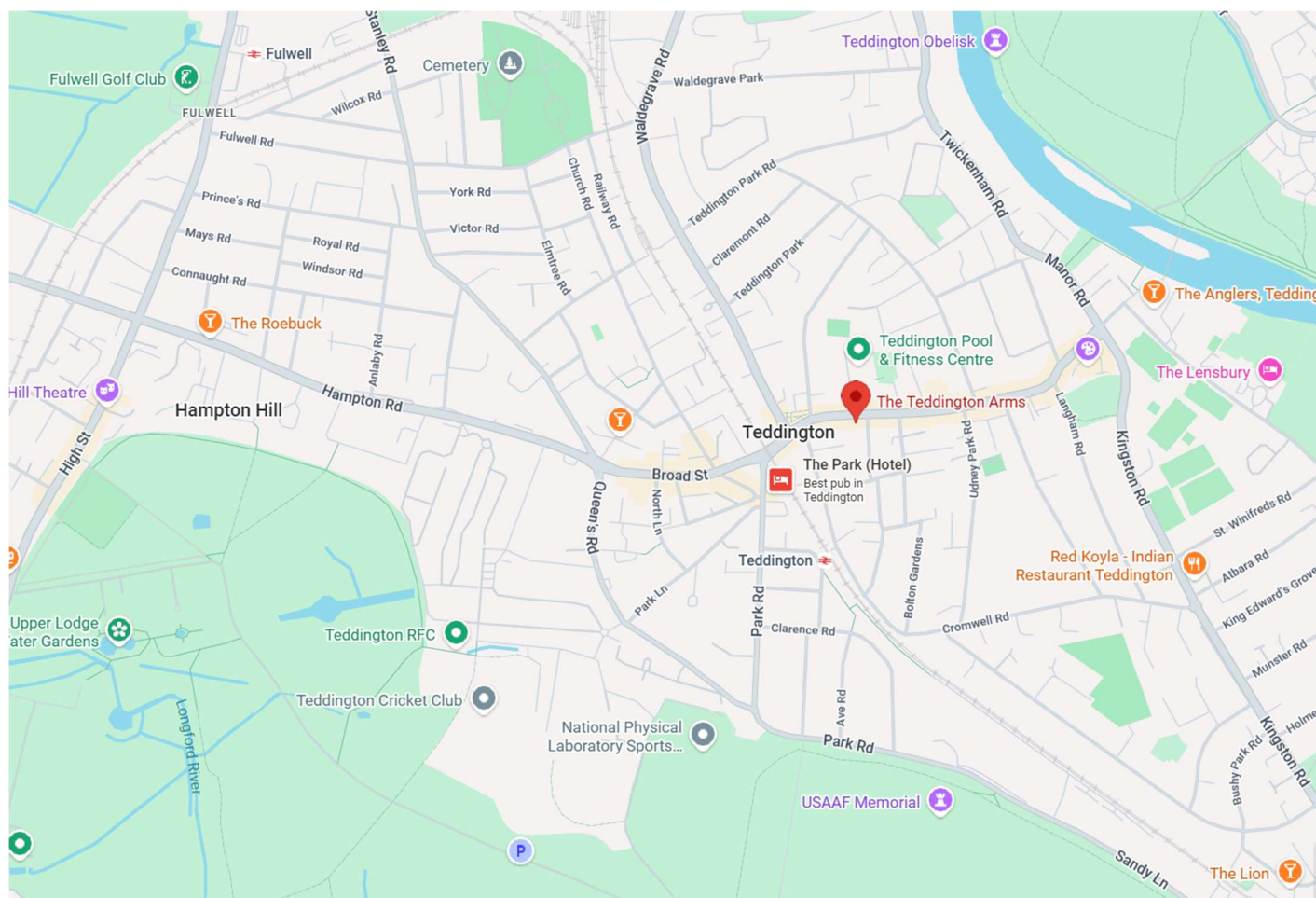
Viewings & Further Information

The staff and customers are unaware of the intended disposal and therefore it is requested that you respect the vendor's wish to keep the matter confidential. Please initially visit on a discreet customer basis. The sale must not be discussed with any staff or customers.

For further information or to organise a full viewing, please contact Michael Penfold on tel. 07894 210 853 or email. michael.penfold@agg.uk.com

Location Plan

[Link to Location Map](#)



Source: Google Maps. Not to scale - Provided for indicative purposes

Additional Photos



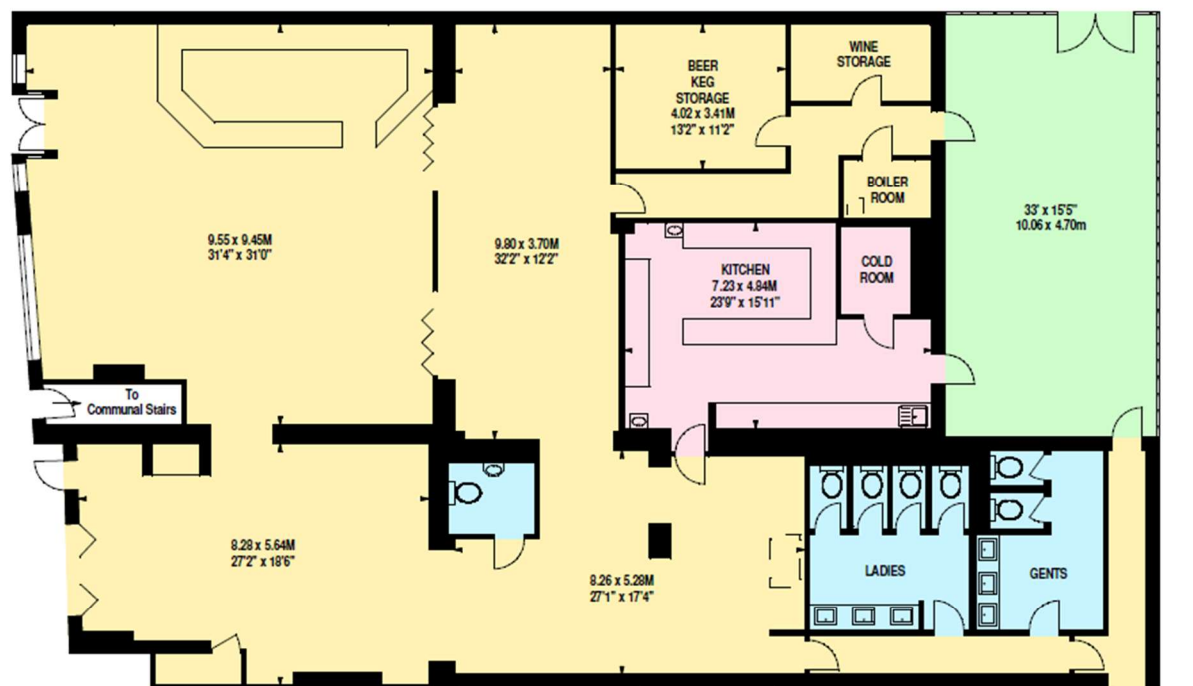
Title Plans



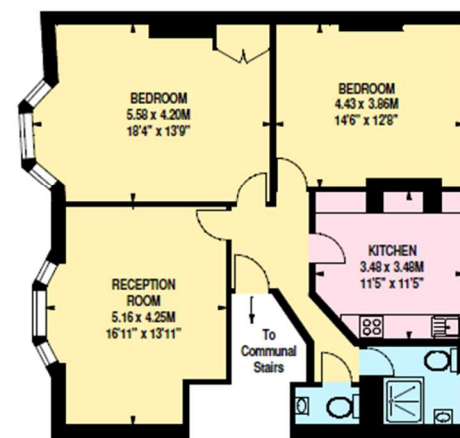
The Teddington Arms,
High Street,
Teddington, Middlesex, TW11



Approximate Gross Internal Area of Pub (Excluding Communal Stairs Area) 350.8 sq m / 3776 sq ft
Approximate Gross Internal Area of First Floor Flat (Excluding Communal Stairs Area) 84.8 sq m / 913 sq ft
Approximate Total Area of Pub and Flat (Excluding Communal Stairs Area) 435.6 sq m / 4689 sq ft



Ground Floor
350.8 sq m / 3776 sq ft



First Floor
84.8 sq m / 913 sq ft