



Our Ref: LC /AL

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Gladstone Road,
Wimbledon,
SW19 1QT
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Unico Developments Ltd
8 Wellington House
29 Regent Grove
Leamington Spa
CV32 4NN

30th October 2023

Dear Madam

RE: 42 High Street, Teddington, TW11 8EW

I have carried out the necessary checks for money laundering and conflicts of interest, against the Client and Property. I can confirm there are no conflicts or issues arising.

Further to our conversation I am now pleased to report to you with our brief views and market appraisal.

As the property is well known to you I shall refrain from a detailed description but would nevertheless comment as follows;

The Property

42 High Street is located on the high street in Teddington. The town is situated approximately 12 miles to the south-west of Central London. The town also benefits from strong road and rail communications. The M3 motorway is located only 3.5 miles to the west, accessible via the A316 which also offers easy access to Central London.

Teddington mainline railway station, which is located within a 5-minute walk of the property, provides a regular service to London Waterloo every 15 minutes, with an average journey time of 35 minutes.

The subject property currently comprises an end of terrace, predominantly two storey, concrete framed retail unit over ground and first floors. The new development plans comprise a ground floor restaurant with basement storage and residential uppers.

Inspection and Measurement

We have been advised that the ground floor will be 175 sq m (1,883.6 sq ft) and the basement will comprise of 100 sq m (1,076.39 sq ft). I can advise the commercial unit will total 275 sq m (2,959.99 sq ft).

We have been advised that the proposed development offers a cycle store situated at the rear of the property. The residential entrance will be separate to the commercial. The commercial unit will include WC's and storage. We have also been informed that the property will be available shell and core and we will be quoting on the assumption that the property has E Class planning use.

Rental Level

I have gathered evidence by speaking directly to other local agents and through online databases including EGi, for investment requirements in South West London and Surrey.

We would advise a quoting rent of £30 per sq ft. Regarding a sale, look to sell at a yield of 6%.

If you have any further questions, please do let me know.

A handwritten signature in black ink, appearing to read 'Alex Lewis', with a long horizontal stroke extending to the right.

ALEX LEWIS BSc (Hons) MRICS

For and on behalf of Lewis & Co