

East Molesey - 246 Walton Road - Shop Unit To Let

- **High Street Location**
- **Parking Available Opposite**
- **Would Suit Convenience Retail**

Location

Located in a local parade in East Molesey, an affluent suburb in Surrey, the property is surrounded by a mixture of independent operators, as well Majestic Wine and Topps Tiles, who are directly opposite, that provides a large car park for the surrounding area.

Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	17 ft 3 inches	5.26 m
Ground Floor NIA	791 sq ft	73.5 sq m

Lease

The property is held on a full repairing and insuring lease, due to expire on 24th Dec 2022, at a current passing rent of £12,000 pa.

Planning

The property has planning for Class E uses, including retail, financial services, and office uses. Sui Generis uses might also be considered.

Terms

The property is available via an assignment of the existing lease, - subject to status. Alternatively, a new sub-lease is available until Dec 2022, rent available upon application.



Business Rates

The current Rateable Value for the property is believed to be £7,300.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/SeaVKIWzDMdZvSmNA>

Link to Map / Location

<https://goo.gl/maps/PQjtU4FjzCPUCo8o9>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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