

**MAKING
PROPERTY
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TO LET

RETAIL – 599 SQ FT (55.65 SQ M)

246 Walton Road, West Molesey, Surrey, KT8 2HT

DESCRIPTION

The shop is open plan with a WC for customers plus a small kitchen and staff WC at the rear.

LOCATION

The subject premises is located on the South side of Walton Road in a secondary retail location on the edge of East Molesey town centre.

This is an area of mixed use with a Topps Tiles Store directly opposite and residential dwellings to the side and rear of the property in Pemberton Road and Seymour Road.

On street parking is available in this area.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Retail Unit	599	55.65

AMENITIES

- Secondary retail location
- On street parking on surrounding roads
- Busy residential location

RENT

£14,000 per annum plus VAT, service charge and sinking fund.

TENURE

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

RATES

Rateable value - £8,400 (2023). Small business rates may apply.

VAT

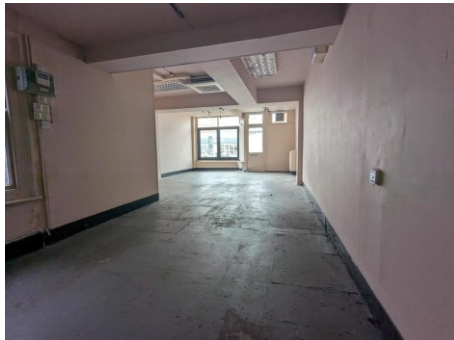
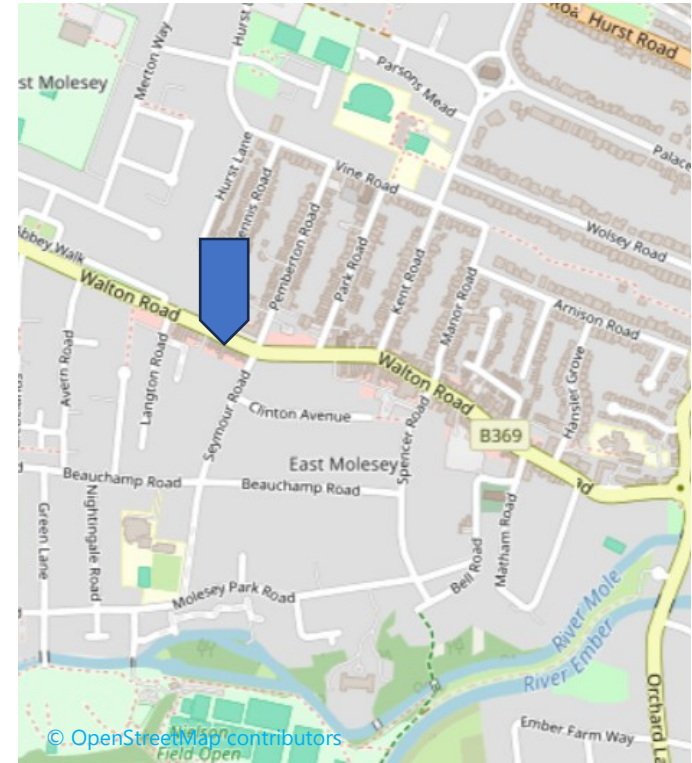
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.

**VIEWINGS –**

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