franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526

Price/premium £450,000 **Size** 1,698 Square feet **Ref** #3393

Address

Address: 31 and 29b Walton Road

Postcode: KT8 0HD

Town: East Molesey

Area: Surrey

Location

Located in the popular area of East Molesey, close to Tesco and surrounded by a variety of local shops and businesses. Conveniently situated near Hampton Court Station, offering direct train links into London Waterloo.

Description

£450,000

Rare opportunity to purchase a vacant two-storey building with a rear yard and small store, which falls under a separate address (29 Walton Road).

Previously occupied by a music school, the property would suit a variety of uses including therapy rooms, office space, studios, or similar businesses.

The ground floor measures approximately 330 sq ft. A side entrance door leads into a reception area, with a rear lobby providing access to the first floor via a staircase. To the rear of the ground floor there is an additional room, kitchen, and two WCs.

The first floor extends to approximately 577 sq ft and comprises three well-proportioned rooms to the front and two further rooms to the rear. There is also an additional kitchenette area and a further WC.

The rear yard measures approximately 667 sq ft, including access beneath the archway.

The premises may also offer potential for conversion, subject to the necessary planning consents.

We believe this opportunity will appeal to both investors and owner-occupiers

A title plan is available to view by clicking on the floor plan tab on these details.

General Information

Tenure:	Freehold
Price/premium:	£450,000
Legal fees:	Not specified
Rateable value:	TBA

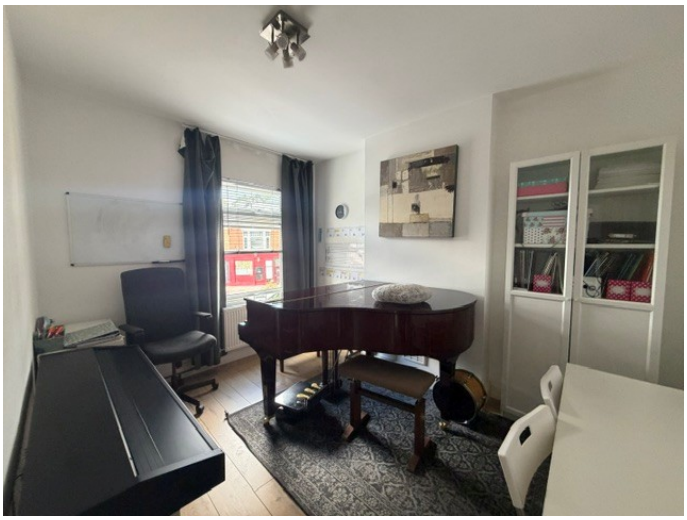
Features

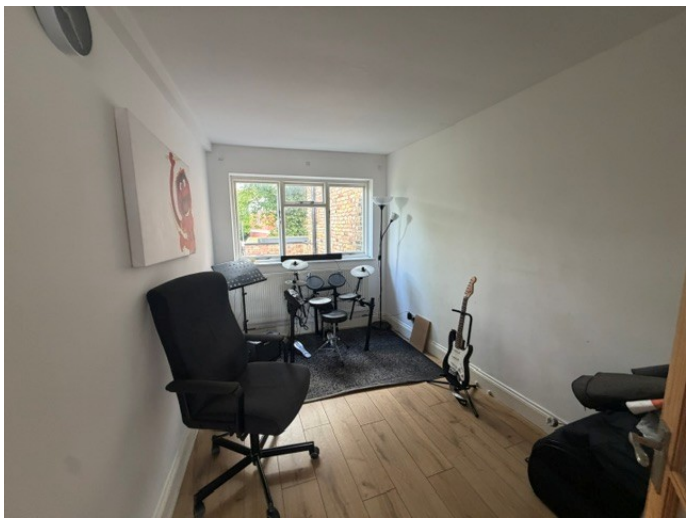
- Early viewing recommended
- 'E' Use class
- Yard area
- Favoured location
- Development potential
- Vacant possession

Property Map

Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).





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