



**Price/premium** £650,000

**Rent** £38,000 Per annum

**Size** 1,000 Square feet

**Ref** #3010

## Address

**Address:** 29 Creek Rd

**Postcode:** KT8 9BE

**Town:** East Molesey

**Area:** Surrey

## Location

Highly sought after location close to Hampton Court Station, the River and historic Hampton Court Palace.

## Description

Freehold for sale or to let.

Freehold guide price £650,000- Guide commencing rent £38,000 p.a.

A wide fronted ground floor unit, which will provide circa 900/1000 sq ft of space suitable for a variety of uses under the new E use class.

This could include Office, Retail, D1 (medical/dental/consulting rooms), or Cafe/Coffee shops.

The property is located in an area predominantly occupied by an interesting mix long established shops, salons, restaurants and cafes, with multiples such as Pizza Express and Zizzi also close by.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£650,000
<b>Rent:</b>	£38,000 Per annum
<b>Rent details:</b>	Guide commencing rent.- exclusive of VAT, if applicable.
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a R.V. of £14,500, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed or Freehold.

## Features

- ✓ Character property
- ✓ Close to station
- ✓ Fantastic location
- ✓ New lease available

## 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).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.









