



**Price/premium** £285,000

**Size** 940 Square feet

**Ref** #3017

## Address

**Address:** Unit 1a, 24 Central Avenue

**Postcode:** KT8 2QH

**Town:** West Molesey

**Area:** Surrey

## Location

Central Avenue is situated on the established West Molesey Trading Estate within a short distance of Hersham and Hampton Court Stations. The M3 and M25 are easily accessible.

## Description

Freehold for sale. Guide Price £285,000 + VAT.

We are pleased to offer this workshop/ small industrial unit arranged over ground floor and mezzanine level situated on a popular industrial estate in Molesey.

The workshop with viewing area measures approximately 700 sq and there is a small mezzanine level with office measuring approximately 240 sq ft. The property benefits from a roller shutter door and yard space at the front of the building, which is gated. The yard area measures approximately 370 sq ft.

The premises were trading as an MOT centre, so would suit a similar use- the equipment is no longer in the premises.

EPC Rating E

Early viewings recommended.

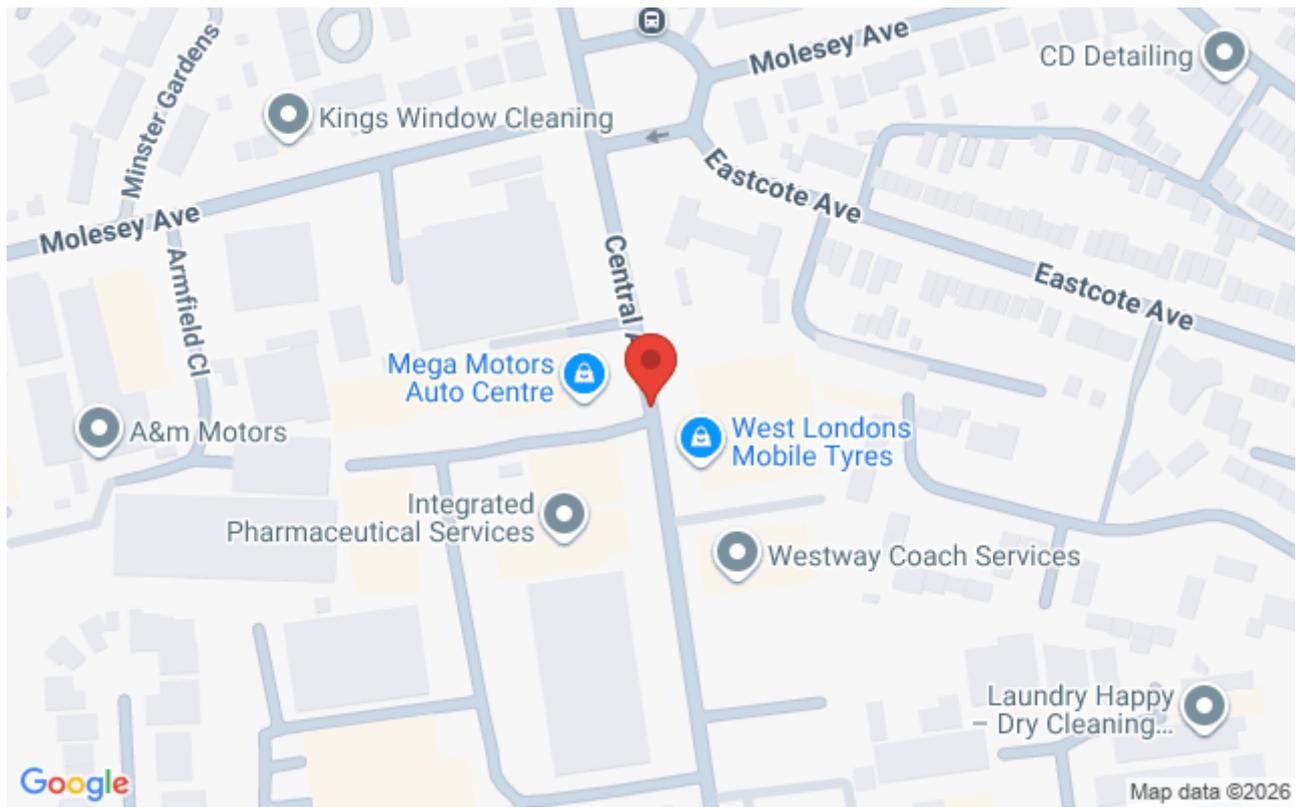
## General Information

|                        |  |
|------------------------|--|
| <b>Tenure:</b>         | Freehold   |
| <b>Price/premium:</b>  | £285,000   |
| <b>Legal fees:</b>     | Each party to bear their own   |
| <b>Rateable value:</b> | The VOA website states a R.V. of £3,600, the unit should qualify for full SBR relief, subject to the usual criteria. |

## Features

- ✓ Early viewing recommended
- ✓ Parking close by
- ✓ Popular trading estate
- ✓ Roller shutter door
- ✓ Yard area

## Property Map



## Important notice

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