



Price/premium £650,000

Size 5,728 Square feet

Ref #3250

Address

Address: 93-97 Island Farm Rd

Postcode: KT8 2UU

Town: West Molesey

Area: Surrey

Location

The units are located in the popular West Molesey Industrial Estate. Both Hampton Court and Hersham Railway stations are within approximately 1½ miles of the property. Junction 1 of the M3 (Sunbury Cross) is within approximately 4 miles drive providing direct access to Central London, Heathrow Airport, and the motorway network.

Description

Freehold for sale with vacant possession- Offers in excess of £650,000.

The property comprises a main workshop building, which was probably built in the late 1950's and a smaller detached rear building providing workshop to first floor and stores/garaging beneath. We understand the latter was built circa 40 years ago. This is the first time the property has come to the market, having been occupied as a foundry for three generations of our client's family.

The main building provides good eaves height in the workshop (4.34m and 6.19m to apex) and a roller shutter door to the side elevation. There is some first floor office/storage space in this building also, along with a pair of offices to the front of the ground floor. There is parking for four cars in the forecourt and further parking at the rear of the site.

Approximate floor areas (GIA);

Main workshop- Ground floor 3,458 sq ft. First floor office/storage 550 sq ft.

Rear building- First floor workshop 860 sq ft, plus stores/garaging beneath (860 sq ft).

Approximate site area 9,000 sq ft.

EPC band E Front Unit and D Rear Unit.

Please view by appointment only- 020 7117 2526.

General Information

Tenure:	Freehold
Price/premium:	£650,000
Legal fees:	Each party to bear their own
Rateable value:	The VOA states a R.V. of £26,250, payable at the prevailing rate.

Features

- ✓ Popular trading estate
- ✓ Early viewing recommended
- ✓ Freehold
- ✓ Vacant possession

Property Map



Important notice

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