



**Price/premium** £20,000

**Rent** £21,000 Per annum

**Size** 1,100 Square feet

**Ref** #3282

## Address

**Address:** 106 Walton Road

**Postcode:** KT8 0HP

**Town:** East Molesey

**Area:** Surrey

## Location

The area comprises a good range independent and national retailers such as Tesco Express and Pound Land, along with plenty of Cafes and restaurants. The property is also within walking distance of Hampton Court Station.

## Description

We are pleased to offer this florist business for sale as a going concern- £20,000 to include lease, goodwill and fittings.

The property measures approximately 1100 sq ft in total and is ideally located on the Walton Road with plenty of on street parking available as well as the Tesco car park situated just behind.

This provides a turn key opportunity to take over a long established florist business in a densely populated and busy area.

Please note that the rent deposit required is equal to one year's rent.

EPC Rating D.

Please arrange viewings through Franklin Commercial and do not disturb staff.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£20,000
<b>Rent:</b>	£21,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £12,500 payable at the prevailing rate.
<b>Lease details:</b>	Existing lease with approximately 7 years remaining and break clause at year five- lease not inspected please verify

## Features

✓ High street location      ✓ Parking close by      ✓ Long established

## 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.





