



**Rent** £20,000 Per annum

**Size** 775 Square feet

**Ref** #3308

#### Address

**Address:** 128 Walton Road

**Postcode:** KT8 0HP

**Town:** East Molesey

**Area:** Surrey

#### Location

Located in the highly sought-after East Molesey Village, this property benefits from a vibrant local community with a charming selection of shops, cafés, and amenities. Just a short distance away is historic Hampton Court, offering even more dining and shopping options, as well as convenient access to central London via the TFL Zone 6 railway line to London Waterloo.

## Description

We are delighted to present this spacious E Use Class retail unit available to let on a new Full Repairing and Insuring (FRI) lease. The property is offered at a guide rent of £20,000 per annum and presents an excellent opportunity for a variety of business uses, subject to the necessary consents.

The premises offer a total area of approximately 775 sq ft, including a useful lean-to/store area at the rear. Most recently occupied as a charity shop, the unit is well-suited for a wide range of retail uses.

The shop provides a generous and versatile layout, making it ideal for various retailers or service-based businesses.

Occupying a prime position on the main stretch of Walton Road in East Molesey, the premises benefit from footfall and a vibrant local retail environment. The location is home to a mix of independent retailers, cafés, and convenience outlets, with a Tesco Express just a few doors away.

There is convenient on-street parking as well as ample residential streets nearby, ensuring easy access for both customers and staff. The area enjoys consistent local trade and is well-regarded within the community.

EPC Rating C.

## General Information

**Tenure:** Leasehold

**Rent:** £20,000 Per annum

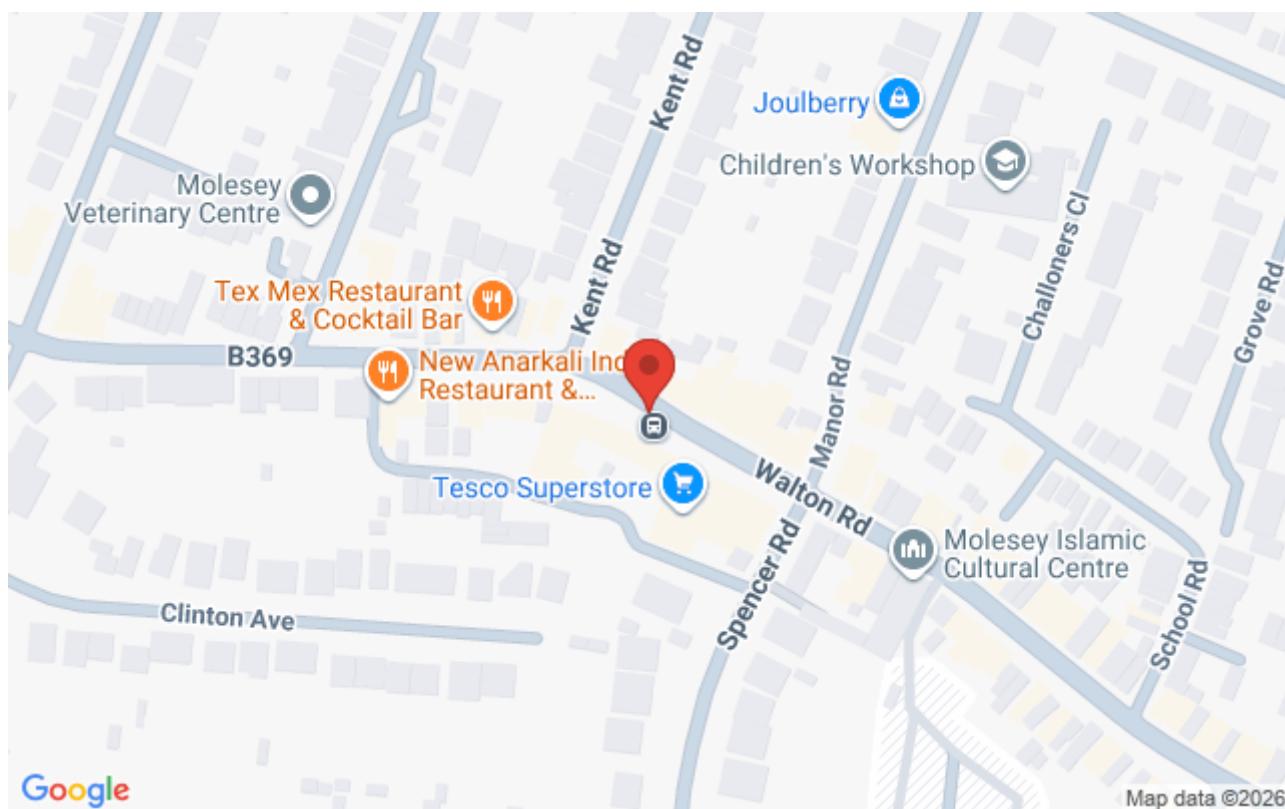
**Legal fees:** Not specified

**Lease details:** New lease for a term to be agreed

## Features

- ✓ Favoured location
- ✓ High footfall
- ✓ High street location
- ✓ On street parking
- ✓ Storage space

## 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).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

