



**Price/premium** £300,000

**Size** 650 Square feet

**Ref** #2847

## Address

**Address:** 113 Walton Road

**Postcode:** KT8 0DR

**Town:** East Molesey

**Area:** Surrey

## Location

The property occupies a prime location on the High Street (Walton Rd) amid a good mix of local & national retailers (including Tesco express opposite), cafes and restaurants.

## Description

An opportunity to acquire this semi-detached Freehold commercial property currently arranged as a shop to ground floor and self-contained office suite to the first floor- accessed from the side of the property.

The building is prominently located at the junction with Walton Road and Kent Road and features a hard standing area with parking for several cars along with a garage to the rear. The ground floor would provide an opportunity to trade from this popular location in a busy part of East Molesey.

Likely to appeal to investors or owner occupiers and early viewings are recommended.

Approximate measurements; Ground floor 350 sq ft. 1st floor 300 sq ft.

Freehold Guide Price £335,000 Freehold.

Full vacant possession on completion.

Estimated shop rental value approximately £13,500 p.a. (subject to some refurbishment.)

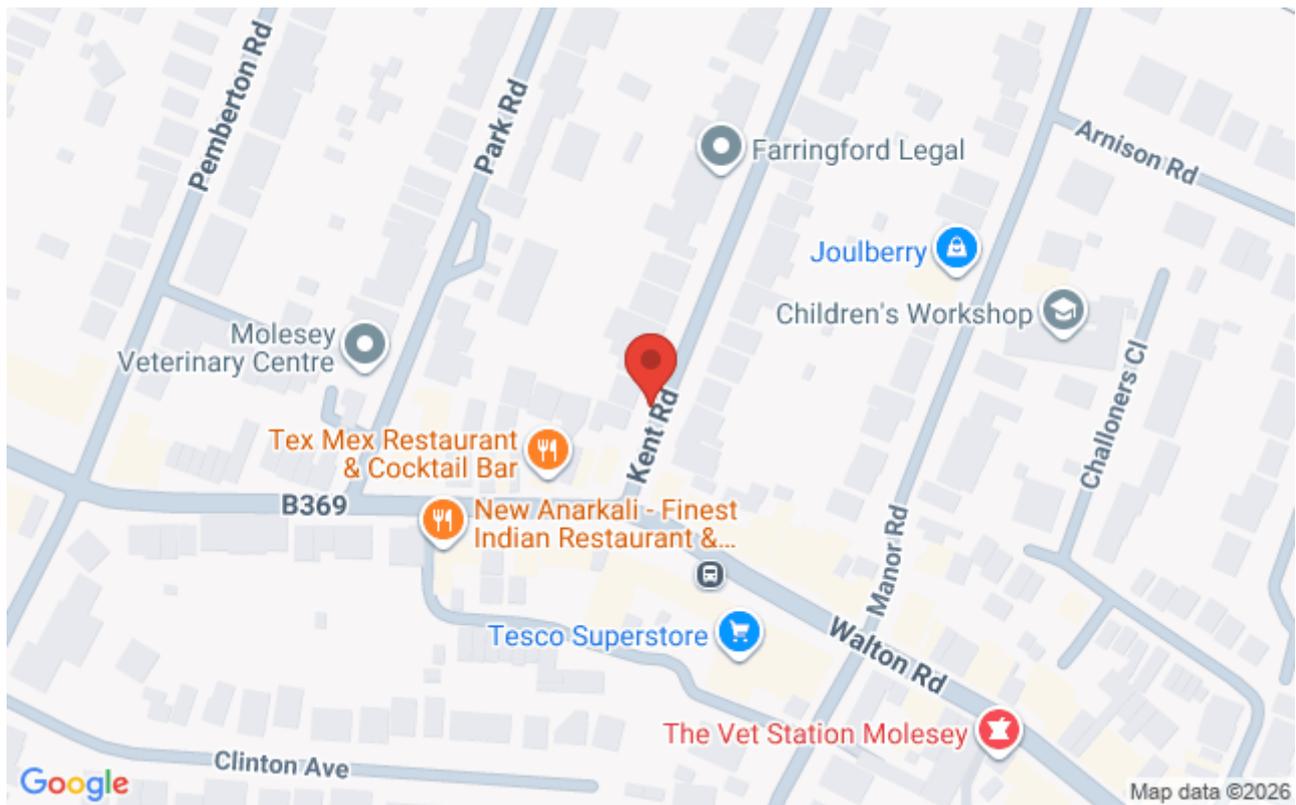
## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£300,000
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a R.V. of £5,400 (ground floor) and £4,750 1st floor. SBR relief should apply, subject to the usual criteria.

## Features

- ✓ A1 use
- ✓ First floor
- ✓ On-site parking
- ✓ Requires refurbishment
  
- ✓ Vacant possession

## Property Map



## Important notice

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