



Rent £12,500 Per annum

Size 800 Square feet

Ref #2924

Address

Address: 254 Walton Road

Postcode: KT8 2HT

Town: West Molesey

Area: Surrey

Location

Local parade in densely populated area - please see map.

Description

Available to let is this well-presented ground floor shop which should suit a variety of different uses under the new E class.

The layout currently provides for a front retail space measuring approximately 177 sq ft, large hallway/reception area, kitchen area, rear room of approximately 112 sq ft with WC and door to rear.

The property also benefits from on street parking (one hour) and there are a nice mix of other local traders close by.

General Information

Tenure:	Leasehold
Rent:	£12,500 Per annum
Legal fees:	Not specified
Rateable value:	TBC
Lease details:	New FRI lease for a term to be agreed.

Features

- ✓ Available immediately
- ✓ Parking close by

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.



