

# SUBSTANTIAL GROUND FLOOR RETAIL UNIT OTHER CLASS E USES CONSIDERED

# TO LET

## APPROX 4,145 SQ FT GIA



136 WALTON ROAD, EAST MOLESEY, KT8 0HP

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## LOCATION

East Molesey is located some 14 miles south-west of Central London between Kingston and Walton-on-Thames in Surrey, immediately adjacent to Hampton Court Palace and the River Thames. Communications are good with the A3 providing access to Central London whilst the M3 and M25 motorways are some 4 and 9 miles away respectively.

The premises are situated in a prominent trading location on the southern side of Walton Road almost directly opposite its junction with Kent Road.

Other occupiers in the immediate vicinity include Tesco, Walton Road Post Office, E.J. Wilson Dry Cleaners, Fara Charity Shop and Averno Italian Restaurant.

## DESCRIPTION

The premises comprise a substantial ground floor retail unit

The premises have a substantial frontage to Walton Road of approx. 13.2m and also have rear access to the Tesco's carpark at the rear. The premises have small yard adjacent to Tesco car park.

The premises are arranged entirely over the ground floor. The majority the premises have a ceiling height of 3.15m.

Staff WC accommodation, kitchenette and break out areas are situated towards the back of the premises and there is also a rear fire escape giving access to a small yard area.

## ACCOMMODATION

Ground Floor	4,145 sq ft	385.08 sq m
<b>Total</b>	<b>4,145 sq ft</b>	<b>385.08 sq m</b>
<b>Frontage Approx</b>		<b>13.2 m</b>
<b>Depth Approx</b>		<b>29.83m</b>

## TENURE

Following vacant possession the premises are available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£50,000 per annum exclusive.

## RATES

Rateable Value £41,750

Rates Payable (2026/27) £15,948.50

We recommend you verify these figures with Elmbridge Borough Council.

## VAT

To be advised

## EPC

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For further information or to arrange a viewing please contact:

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