

TO LET

40 SQ. M (430 SQ. FT) APPROX.

61a BRIDGE ROAD, EAST MOLESEY, SURREY KT8 9ER

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **CHARACTER RETAIL UNIT**
- **POPULAR TOURIST LOCATION**
- **NEW LEASE AVAILABLE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located in Bridge Road in the heart of Hampton Court village in an affluent area of Surrey. The nearby tourist Attractions of Royal Bushy Park and Hampton Court Palace are on the banks of the River Thames which attract over 100,000 visitors a year with footfall substantially increased during the annual Hampton Court Palace flower show.

Bridge Road has an array of cafes, pubs and restaurants as well as boutiques, gift and antique shops. Hampton Court railway station provides a direct service to London Waterloo. There is 3 hours free parking in Bridge Road.

DESCRIPTION

The property comprises a lock up shop with rear kitchenette and WC.

ACCOMMODATION

The property has a total approximate net internal floor area of 40 sq. m (430 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£15,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £7,900

From April 2017 the threshold for 100% business rates relief will increase to a Rateable Value of £12,000.

For confirmation of whether rates will be payable, please contact the business rates department of the Local Authority.

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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