

# TO LET

94.9 SQ. M (1021 SQ. FT) APPROX.

86 WALTON ROAD, EAST MOLESEY, SURREY KT8 0DL

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT**

**[www.snellers.com](http://www.snellers.com)**

**020 8977 2204**

- **RETAIL/CLASS E PREMISES**
- **BUSY LOCAL PARADE**
- **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

# 86 WALTON ROAD, KT8 0DL

## LOCATION

The property is located on Walton Road, East Molesey, a busy suburban district of Surrey with a village feel, within a mile of Hampton Court and within close proximity to the River Thames and Hurst Park. The Hampton ferry crosses between East Molesey to Hampton on the other side of the river.

There are a number of successful independent businesses, pubs and restaurants in close proximity as well as Tesco and Subway. Parking is available nearby in the pay & display car park.

## DESCRIPTION

The property comprises a ground floor open plan retail unit with fully glazed shop front, rear stores, kitchenette and WC.

## ACCOMMODATION

The property has a total approximate net internal floor area of:-

94.9 sq. m (1021 sq. ft)

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£21,000 per annum

## BUSINESS RATES

2023 Rateable Value: £14,000

For confirmation of rates payable, please contact the business rates department of Elmbridge Borough council.

## ENERGY PERFORMANCE RATING

Energy Rating: C52

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
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**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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