

TO LET

122.5 SQ. M (1318 SQ. FT) APPROX.

70 BRIDGE ROAD, EAST MOLESEY, SURREY KT8 9HF

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FULLY REFURBISHED CHARACTER BUILDING**
- **BENEFITTING FROM D1 (MEDICAL & HEALTH SERVICES) USE**
- **OTHER USES CONSIDERED (STP)**
- **LOCATED IN THE HEART OF HAMPTON COURT VILLAGE**

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.

70 BRIDGE ROAD, EAST MOLESEY KT8 9HF

LOCATION

The property is located in Bridge Road close to the junction of Wolsey Road in the heart of Hampton Court village, 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 attracts over 100,000 visitors a year.

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 and there is 3 hours free parking in Bridge Road.

DESCRIPTION

The property comprises a former post office building which has been extended and refurbished to provide ground floor open plan accommodation with high ceilings and attractive sash windows.

The premises has most recently be used as a physiotherapists and benefits from attractive (removable) glass partitions to create 3 large consulting rooms. There is also a reception and waiting area as well as 2 smaller consulting rooms to the rear, x-ray room, and disabled WC facility.

The property is fitted to a high standard to include gas central heating and wooden floors. There is parking for one car to the side of the premises.

ACCOMMODATION

The premises have an approximate net internal floor area of:-

122.5 sq. m (1318 sq. ft)

TENURE

Available by way of an assignment of an existing lease for a term of 20 years from November 2014 subject to 5 yearly rent reviews.

RENT

Passing rent £27,000 per annum plus VAT.

PLANNING

Permission has previously been granted for A1 (Retail) Use, A2 (Financial and Professional Services) Use and D1 (Medical and Health Services) Use.

BUSINESS RATES

2017 Rateable Value: £9,700

Tenants may qualify for 100% rates relief and for confirmation of rates payable, please contact the business rates department of Elmbridge Borough Council.

ENERGY PERFORMANCE RATING

Energy Rating: C56

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion

020 8977 2204

sharon@snellers.com

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

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.