

MIXED USE FREEHOLD INVESTMENT
FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

68 BRIDGE ROAD, EAST MOLESEY, SURREY KT8 9HF



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **UNBROKEN DETACHED FREEHOLD INVESTMENT**
- **GROUND FLOOR RETAIL UNIT**
- **2 X RESIDENTIAL FLATS**
- **FULLY LET AT £31,460 PER ANNUM**
- **CLOSE TO HAMPTON COURT PALACE**

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.

68 BRIDGE ROAD, EAST MOLESEY, SURREY KT8 9HF

LOCATION

The property is situated on the south side of Bridge Road, on the junction with Oarsman Place. East Molesey is an affluent town in Surrey situated on the River Thames, very close to Hampton Court Place and Bushy Park. East Molesey provides a range of independent retailers, bars, café's and restaurants along with well know multi national chains such as Pizza Express, Zizzi and M&S Simply Food.

Hampton Court Railway station is approximately 250m from the property providing access to London Waterloo.

DESCRIPTION

The property comprises a ground floor Retail unit currently trading as Schmidt Kitchens which benefits from a return frontage onto Oarsman Place.

There is independent access from the front to the upper floors comprising a studio flat on the first floor and a 1 bedroom flat on the second floor.

ENERGY PERFORMANCE RATING

GF Shop Energy Rating: B46
Flat 1 Energy Rating: C 73
Flat 2 Energy Rating: D 68

TENURE

Freehold subject to the occupational tenancies.

PRICE

£675,000

VAT

The property is not elected for VAT.

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
SNELLER COMMERCIAL
020 8977 2204
matt@snellers.com

TENANCY SCHEDULE

Number	Floor	Description	Size (NIA)	Rent Per Annum	Terms
68	Ground	Self contained retail unit	41.04 sq m (442 sq ft)	£11,000 (Paid quarterly)	Tenant: SBMOSAIC Ltd t/a Schmidt Kitchens Guarantor: Sami Barouki Term: 7 years from 20th October 2014 Rent Review: Upward only on the 5th anniversary of the term Deposit: £2,750 Use: A1 Repair : Internal non structural & windows, doors & shop front Break: Tenant only on 5th anniversary, 6 months notice
Flat 1 68a	First	Studio flat	32.16 sq m (346 sq ft)	£8,760 (Paid monthly)	AST
Flat 2 68a	Second	1 bedroom flat	39.25 sq m (423 sq ft)	£11,700 (Paid monthly)	AST
Total			112.45 sq m (1,211 sq ft)	£31,460	

*** 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.