

# Harmes Turner Brown



**Walton Road, East Molesey, KT8 0DP**



**£15,000**

Occupying a prominent trading position close to the corner of School Road within this busy local shopping area surrounded by a host of independent businesses is this ground floor shop with ancillary storage/kitchen area also benefiting from a pedestrian right of way at the rear.

The approximate measurement of the premises comprises 19'9" width, 26'9" shop depth with the overall build depth of 44" and the total gross area is approximately 623 sq ft

Lease terms offered are a new 15 year lease at £15,000 PA excluding rates with a tenant break at the end of the 5th year with other terms to be negotiated.

Full repairing and insuring basis 34% contribution by way of service charge.

Rateable value ( VOA 2023 ) listing £10,500 therefore no business rates payable for sole traders.

EPC B Valid until April 2023

Planning use falls within class E ( shops, financial and professional services, cafe/restaurant, office or health clinic.

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