

KENT HOUSE 117 WALTON ROAD, EAST MOLESEY KT8 0DT



FREEHOLD RETAIL
INVESTMENT

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

SUMMARY

- Prominent corner Freehold retail investment
- Located in East Molesey, an affluent London suburb, with Hampton Court immediately to the north-east and 2 miles from Kingston Upon Thames.
- Detached retail property totalling 945 sq. ft.
- Parking for 2 cars.
- Let to Thomas H Collison Ltd (Opticians) with an expiry date of 28th September 2029.
- Stepped rental basis:-
 - 29th September 2024 – 28th September 2026 - £18,500 pa exclusive.
 - 29th September 2026 – 28th September 2027 - £19,500 pa exclusive.
 - 29th September 2027 – 28th September 2029 - £21,000 pa exclusive.
- We have been instructed to seek offers in excess £350,000 (Three Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT.



LOCATION AND SITUATION

East Molesey is an affluent greater London suburb located on the south bank of the River Thames in the Borough of Elmbridge in Surrey. It is situated only 2 miles west of Kingston Upon Thames, 2 miles north of Esher and 3 miles north-west of Walton-On-Thames.

Hampton Court Palace is directly north-east of East Molesey, just across Hampton Court Bridge.

Walton Road is the main High Street for the neighbourhood, serving local residents, and offers a combination of both established independent and national multiple retailers including Sainsburys and Cavan Bakery.

Hampton Court railway station is approximately 0.8 miles away from the premise, serving as a direct line to London Waterloo and around a 35-minute commute.



Heathrow
Airport



Richmond Park

London Waterloo

Clapham
Junction

Wimbledon

Hampton Court

Surbiton

A3



DESCRIPTION

Kent House is situated in a prominent corner position at the junction of Walton Road and Kent Road and is arranged over ground and first floors, whilst also benefitting from on-site parking for 2 cars.

The ground floor primarily contains a retail sales space with a workshop, WC's and kitchenette to the rear of the premise. The first floor comprises office space and a consultancy room.

ACCOMMODATION

- Ground Floor Sales 338 sq.ft.
- Ground Floor Ancillary 150 sq.ft.
- First Floor Ancillary 457 sq.ft.

Total 945 sq.ft.

TENANCY

The property is let to Thomas H Collinson Limited (Opticians) on a full repairing and insuring lease to expire 28th September 2029 on the basis of stepped rent:-

29th September 2024 – 28th September 2026 - £18,500 pa exclusive.

29th September 2026 – 28th September 2027 - £19,500 pa exclusive.

29th September 2027 – 28th September 2029 - £21,000 pa exclusive.

TENURE

Freehold



AML CHECKS

Anti-money laundering regulation: it is now standard procedure to undertake personal and company 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.

VAT

The property is not elected for VAT.

PROPOSAL

We have been instructed to seek offers in excess £350,000 (Three Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT.

CONTACT US



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