

TO LET

77.3 SQ. M (832 SQ. FT) APPROX.

6 HAMPTON COURT PARADE, EAST MOLESEY, SURREY KT8 9HB

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FORMER BETTING OFFICE PREMISES**
- **POPULAR TOURIST LOCATION**
- **OPPOSITE HAMPTON COURT TRAIN STATION**
- **3 HOURS FREE PARKING OUTSIDE**
- **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 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.

6 HAMPTON COURT PARADE, KT8 9HB

LOCATION

The property is located on Hampton Court Parade fronting Hampton Court Way (A309), in 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 attract over 100,000 visitors a year with footfall substantially increased during the annual Hampton Court Palace flower show in July.

Other occupiers in the parade include food take-aways, barbers, nail salon, hairdressers, estate agents and convenience store. There is also a BP petrol station with a Marks & Spencer food store.

Hampton Court railway station is directly opposite and provides a direct service to London Waterloo. There is 3 hours free parking immediately outside the premises.

DESCRIPTION

The property comprises a ground floor former betting shop premises. The premises will be offered in a shell condition ready for a tenants fit out with retail area and WC. There is access to the rear service road.

ACCOMMODATION

The property has a total approximate net internal floor area of 77.3 sq. m (832 sq. ft)

PLANNING

The property was granted a change of use to a licensed betting office in 1972 and therefore any alternative uses will require planning permission.

Applicants will need to make their own enquiries with the planning department of Elmbridge Borough Council.

The landlord will not consider any uses which conflict with existing businesses in the parade.

TENURE

Available on a new lease for a term by arrangement.

RENT

£21,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £10,500

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

ENERGY PERFORMANCE RATING

Energy Rating: C70

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.
Sharon Bastion, Sneller Commercial

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

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