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PROMINENT **FORMER BANK PREMISES** **TO LET**

LOCATED IN AN AFFLUENT CATCHMENT AREA AND AVAILABLE UNDER A NEW LEASE
FOR A TERM TO BE AGREED

47 WALTON ROAD, EAST MOLESEY, **SURREY KT8 0DP**

LOCATION

The property is situated fronting Walton Road in a prominent but secondary position in the centre of East Molesey. Walton Road is somewhat of a cut through and the property benefits from significant passing vehicular traffic and some pedestrian flow generated by nearby businesses. There are numerous multiples represented in the wider area and the property is in a parade with rather more local and specialist retailers and service providers. The surrounding area is a densely populated and affluent catchment which the property would be able to service.



DESCRIPTION

The property comprises a ground floor former bank premises recently occupied by HSBC. The property has good frontage, solid floors, suspended ceilings and a rear staff/store area and internal WC. The property is considered suitable for a variety of uses including retail office or possibly retail or other uses subject to any necessary consents. The property is currently partitioned but may be entirely open plan depending on how an incoming tenant intends to use the space.

ACCOMMODATION

Gross Frontage	7.80m	25'6
Internal Width	6.33m	20'8 narrowing to 5.57m (18'3) after 3.99m (13'10)
Maximum Shop Depth	7.95m	26'10
Sales Area	48.77m²	525 ft² (approx)
Staff/store room	6.96m²	75 ft² (approx)
Internal WC		
Small Outside Area		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class A2 (Professional Office) of the current Town and Country (Use Classes) Order and has most recently been operated as a Bank. The property is considered suitable for a variety of uses but prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£11,000 (eleven thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.