

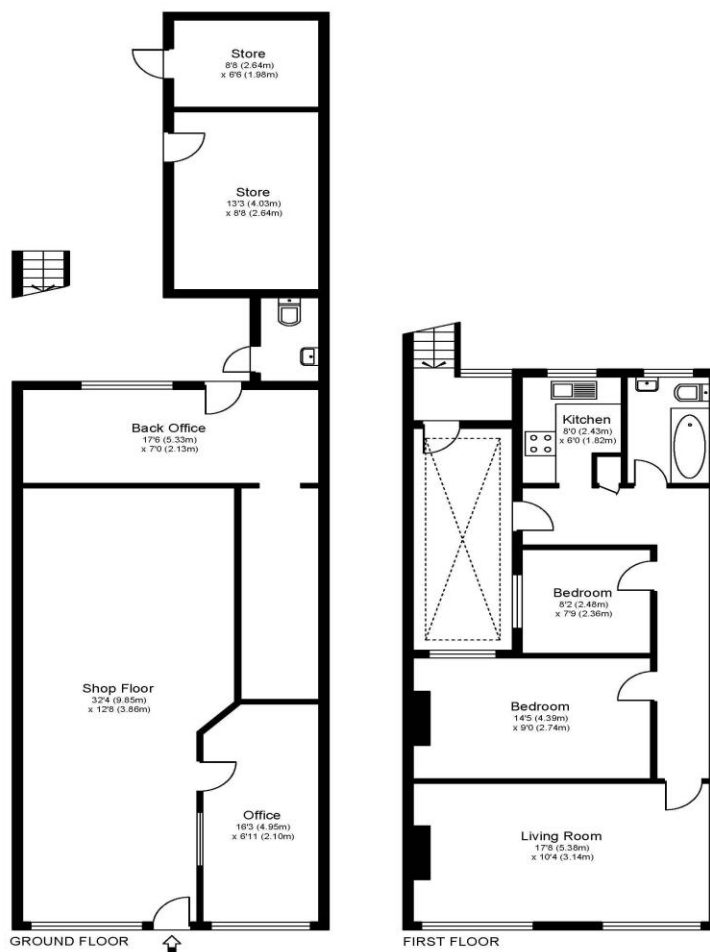


510 Walton Road West Molesey Surrey KT8 2QF

Guide Price £475,000



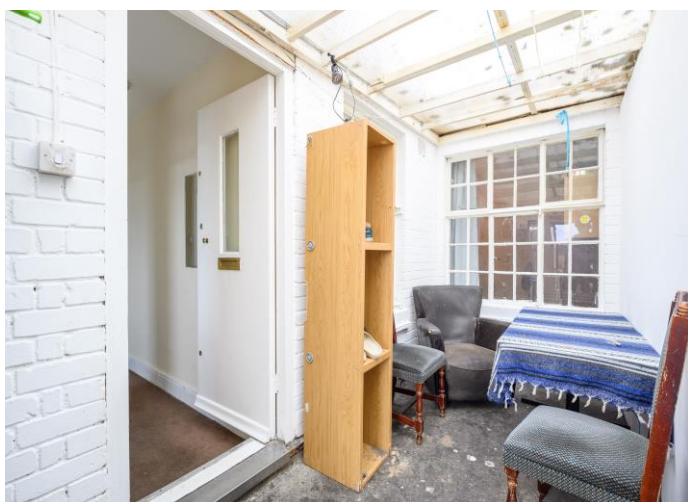
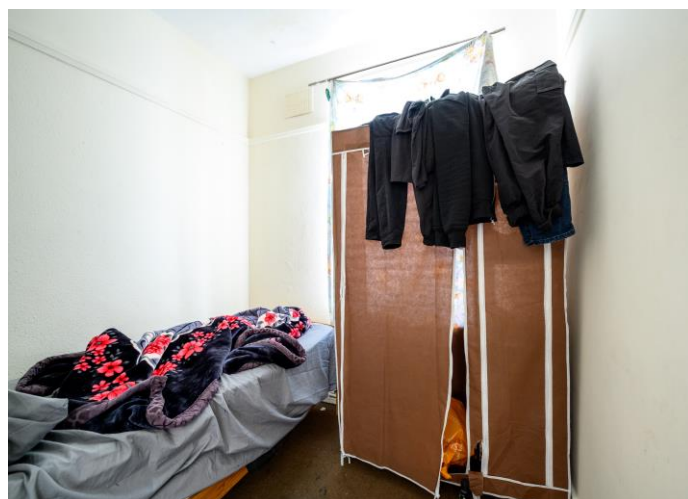
WALTON ROAD, MOLESEY, SURREY, KT8



Approximate Gross Internal Floor Area: 150 m sq / 1615 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

For sale with no onward chain. A rare opportunity to acquire a freehold, terraced building, currently comprising of a ground floor commercial unit and an upstairs self-contained residential flat. The flat upstairs has two bedrooms plus a living room and separate kitchen. There is gas central heating. On the ground the floor is currently a launderette's business which is well established in the local community. Located within this popular residential area of West Molesey. There is a busy parade of shops with parking, making this an accessible and attractive area to invest into. All options are open for discussion here, the sale can be offered with vacant possession equally the business could remain or be included within the sale as an ongoing concern. EPC Rating D



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.