



Commercial Investment 3 Storey Building Walton Road, East Molesey £500,000 Freehold

WALTON ROAD, EAST MOLESEY KT8 0DL
FREEHOLD INVESTMENT

Opportunity to purchase an entire building arranged over 3 floors.

The property comprises a 3 storey building consisting of a ground floor commercial unit and office space over first and second floors.

The upper floors are approached from an entrance at the rear of the property.

There is a garden at the rear with a shed for storage and access to the upper floors.

The downstairs commercial unit has a current business which is a dry cleaners, A1 classified, and will not be affected by the sale.

Commercial unit rental £11,500 per annum

Potential to change the upstairs units to residential subject to planning

Ground Floor commercial unit 584 sq ft

1st Floor 530 sq ft

2nd Floor 422 sq ft

Overall building 1,536 sq ft

Situated in a popular location within a short walk to Hampton Court Palace and train station.

Freehold

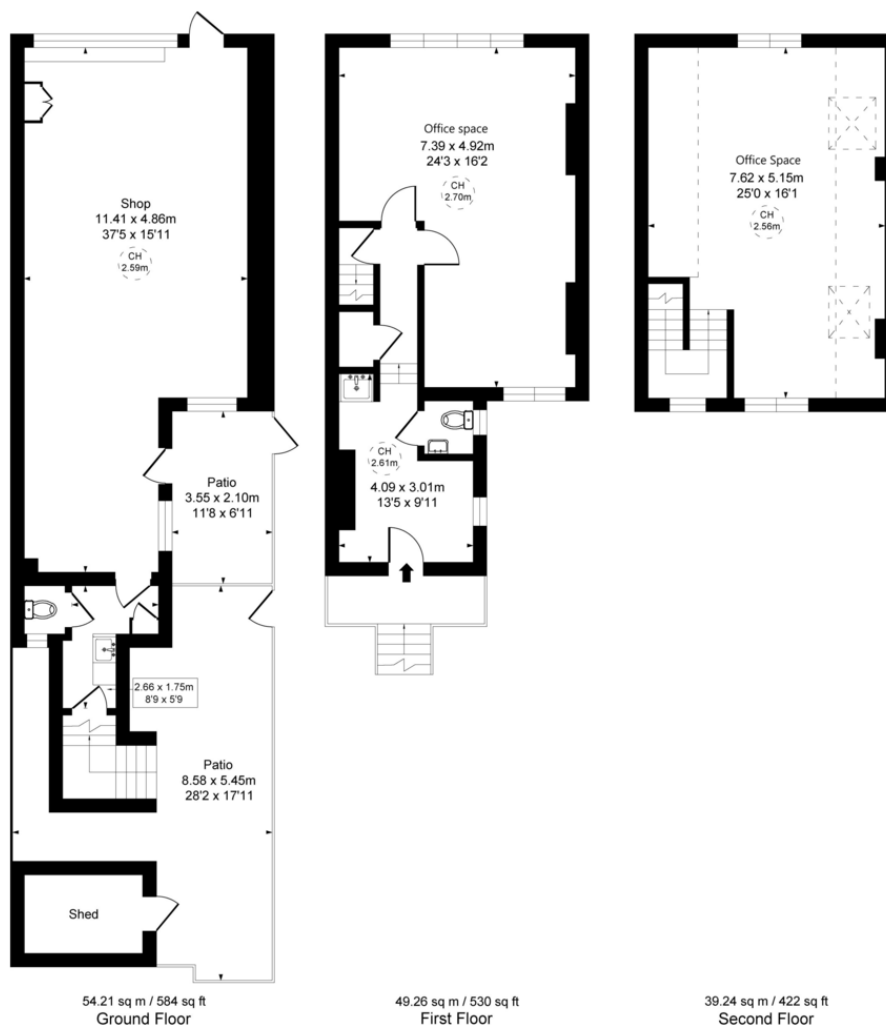
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Walton Road, Walton, KT8
Approximate Gross Internal Area
142.72 sq m / 1536 sq ft
(Excluding restricted height
under 1.5m (129.18 sq m 1391 ft))
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

- 3 Storey Freehold Building
- Ground floor commercial unit which currently trades as a dry cleaning company [A1]
- The commercial business will not be affected by a sale
- Rental for the commercial unit £11,500 per annum
- Office space above arranged over 2 floors
- Overall building 1,536 sq ft
- Outside shed for storage
- Garden
- Freehold