



SITUATION

Occupying a prominent location on this busy retail thoroughfare close to its junction with School Road amongst a variety of established local traders together with branches of **Tesco, Poundland** and **Subway**. Situated on the River Thames, East Molesey is an attractive residential area located 3 miles north of Esher and 4 miles south of Kingston-upon-Thames, close to Hampton Court and approximately 17 miles from Central London.

PROPERTY

Forming part of a mid terrace property comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'0"
Internal Width	20'8"
Shop Depth	27'2"
Built Depth	44'2"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn.

Offered with Vacant Possession

Note 1: The shop was previously let at £15,000 per annum.

Note 2: Refer to the Auctioneers for the video tour of the shop.

Vacant Shop

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

Vendor's Solicitors

Russell Cooke LLP
Tel: 020 8394 6583 Ref: Fiona Dos Santos
Email: fiona.dossantos@russell-cooke.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

View along Walton Road



Interior of Shop

