



**Rent** £18,000 Per annum

**Size** 840 Square feet

**Ref** #3306

## Address

**Address:** 8 High Street

**Postcode:** KT8 2NA

**Town:** West Molesey

**Area:** Surrey

## Location

Located in the main stretch of local shops in West Molesey.

## Description

### Lease Assignment Opportunity – Well-Presented Retail Premises

We are delighted to offer the lease assignment of this well-maintained lock-up shop, with a lease term in place until 2030.

The current rent is £1,500 per calendar month, and we are advised that the property is not elected for VAT.

The premises offer generous space, comprising approximately 840 sq ft, including a private office area to the rear. A rear fire escape provides additional access and convenience.

Classified under Use Class 'E', the property is suitable for a wide range of business types.

EPC Rating: Awaiting assessment.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£18,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £9,300 payable at the prevailing rate.
<b>Lease details:</b>	1/7/2023 to 30/6/2030 There are no break clauses.

## Features

- ✓ 'E' Use class
- ✓ Available immediately

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

