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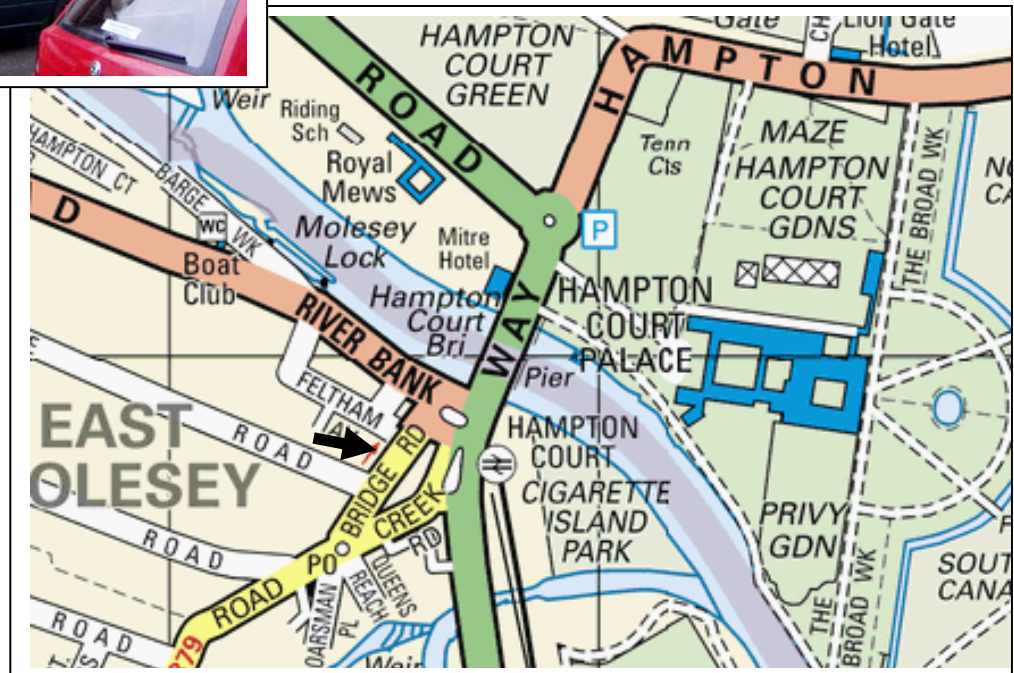
RETAIL UNIT TO LET

***Approx 811 sq ft (81.2 sq m)
Plus Basement Storage and Parking***

***Suitable for A1, A2 uses
Subject to planning***



***Unit 2
13 Bridge Road
Hampton Court
East Molesey
Surrey
KT8 9EU***



**13 Bridge Road
Hampton Court
East Molesey, Surrey**

Location: Adjacent to Hampton Court Palace, Bridge Road is the main retail centre of this part of Hampton Court/East Molesey. There are a number of local retailers in Bridge Road including a wine merchants, delicatessen, butchers and hairdressers. In addition there are various antique shops, galleries, cafes, pubs and restaurants.

Description: The property forms part of a development carried out by Barratt West London on what was originally a branch of Nat West Bank. One of two ground floor retail properties the unit has been fitted out to a high standard to include air-conditioning, a single WC and a suspended ceiling with spotlighting. In addition there is a single parking space at the rear of the building. The unit may be suitable for A1 retail or A2 financial services uses (bookmakers, estate agents etc. subject to planning).

Accommodation: Unit 2 has the following approximate floor areas:

Ground floor retail	811 sq ft	(75.34 sq m)
Basement storage (restricted headroom)	804 sq ft	(74.69 sq m)

Rating Assessment: At present there is one assessment for both ground floor retail units of £24,250. A separate assessment would have to be made when dividing the units. The current rate in the £ is 45.8p. This gives a total rates payable for both units of £11,106.50. This is the standard amount payable and takes no account of any small business rate or other supplements/reliefs that may be available. Interested parties should verify this information with the Borough of Elmbridge.

Terms: The property is held on a full repairing and insuring lease for a term of 15 years from 25th March 2007 subject to an upward only rent review in March 2012 and 2017. Our client is looking to assign his leasehold interest

Rent: £27,500.00 per annum exclusive.

Legal Costs: The parties are to be responsible for their own legal and other costs.

Viewing: Strictly by appointment with sole agents:-

**Andrew Pollard
BONSORS
0208 546 0022**

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable