

**UNIT 2, CLAREMONT HOUSE, 34 MOLESEY ROAD,  
HERSHAM, SURREY KT12 4JZ**

**TO LET**

## **A1 RETAIL SHOP WITH TWO CAR PARKING SPACES**

**1,077 sq ft approx.**



### **LOCATION**

The property is prominently located on Molesey Road in Hershham at its junction with Claremont Close and Thrupps Lane and next to the access for the Waitrose car park. The A244 lies just to the north providing easy access to both Esher to the east and Walton on Thames to the west.

Nearby occupiers include Waitrose and a variety of other local traders.

For a map of this location please visit

[www.bing.com/maps](http://www.bing.com/maps) and insert KT12 4RQ

### **DESCRIPTION**

The property comprises a ground floor lock up shop of approximately 1,077 sq ft with WC facilities and two car parking spaces in the car park at the rear of the property.

### **TERMS**

The property is available to let on a new effectively full repairing and insuring lease for a term to be agreed.

### **RENT**

£18,000 per annum exclusive.

### **VAT**

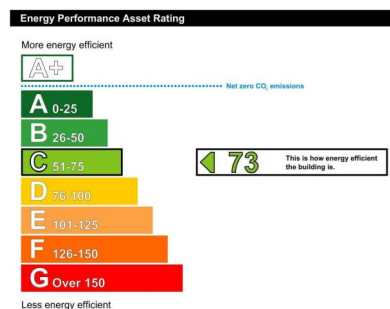
We have been advised that the property is elected for VAT.

### **BUSINESS RATES**

|                       |         |
|-----------------------|---------|
| Rateable Value        | £11,500 |
| Rates Payable (13/14) | £5,313  |

We strongly recommend you verify these figures with Kingston Borough Council.

### **EPC**



For further information or to arrange an inspection please contact:

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◆ **PROMINENT POSITION**  
◆ **WC**

◆ **CLOSE TO HERSHAM**  
◆ **TWO CAR PARKING SPACES**