



WORKSHOP & OFFICES FOR SALE

87 & 89 Island Farm Road, West Molesey,
Surrey, KT8 2LN

FOR SALE

Approx 3,887 sqft (361.11 sqm)

DESCRIPTION

Opportunity to acquire a ground floor workshop with self-contained offices and forecourt parking. The workshop is currently let to a single occupier with the office suites above occupied on periodic tenancies.

Ground floor GIA	3,219 sqft	299.05 sqm
First floor GIA	668 sqft	62.06 sqm
TOTAL	3,887 sqft	361.11 sqm

PRICE

Offers invited in excess of £500,000.

TENURE

Freehold

TENANCIES

87 Island Farm Road: Workshop & Front office (2,819 sqft)- Let to Hounslow Coachworks who are currently holding over, on a 6 year lease from 18th November 2016. Current rent payable £20,000 + VAT. Notices yet to be served.

89 Island Farm Road: Ground Floor Office Suite 2 & 3 (290 sqft) – Angel Cars in occupation under a periodic tenancy. Rent payable £310 pcm exclusive.

89 Island Farm Road:1st Floor Office Suite 4 (215 sqft) – The Enclosure Company in occupation under a periodic tenancy. Rent payable £310 per month exclusive.

89 Island Farm Road: 1st Floor Office Suite 1 (287 sqft)
Vacant.

Current income: £27,440 pax. Estimated potential income: £40,000 pax.

LOCATION

The property is situated in a well-established industrial area of West Molesey. Walton-on-Thames town centre, Hersham village and East Molesey are nearby along with access to the national motorway network and the A3. Hersham railway station is served by the Waterloo to Woking service and is less than 2 miles from the property.

RATES

Details on application.

EPC

No. 87 – D 100 No. 89 – E 115

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
10 West Street, Epsom, KT18 7RG
T: 01372 740555
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DATE

November 2023

FOLIO NUMBER

30204

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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Approximate total area⁽¹⁾

287.99 m²

3099.88 ft²

Reduced headroom

2.93 m²

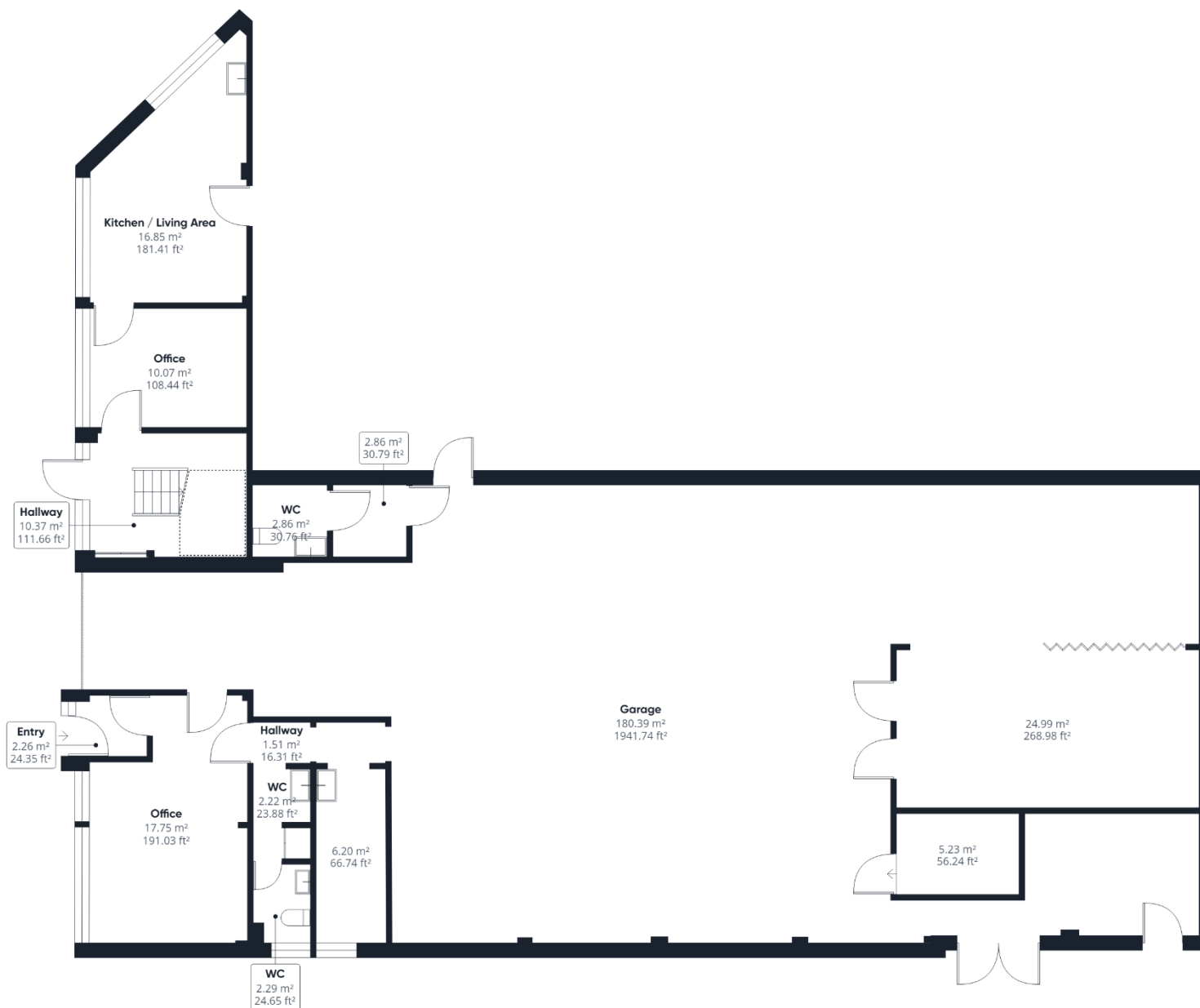
31.56 ft²

(1) Excluding balconies and terraces

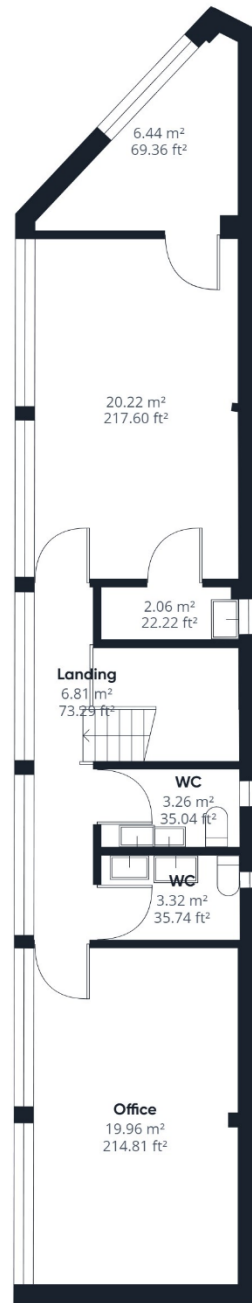
 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor



Approximate total area⁽¹⁾

62.06 m²

668.06 ft²

(1) Excluding balconies and terraces

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