





## 138 Walton Road, East Molesey, KT8 0HP

### TO LET

Approx 928 sqft (86.21 sqm)

#### DESCRIPTION

Opportunity to occupy prominent retail premises on the busy Walton Road close to the Walton Road public car park and opposite Kent Road. The property benefits from a good sized retail area, partitioned offices, kitchenette, WCs, rear access and parking for one car. The property would suit a variety of occupiers under Class E.

Retail	838 sqft	77.85 sqm
Ancillary	90 sqft	8.36 sqm
Total	928 sqft	86.21 sqm

#### RENT

£20,000 per annum exclusive.

#### LEASE

New lease on terms to be agreed.

#### LOCATION

East Molesey is located south-west of Central London between Kingston and Walton-on-Thames immediately adjacent to Hampton Court Palace. The A3 provides road access to central London and the property is well served by local bus routes and Hampton Court train station. Walton Road is the main shopping area with an abundance of eateries

and nearby occupiers include The Post Office and Tesco Metro.

#### RATES

Rateable value: £14,000 at 49.9 p in the £ (2025/26).

#### EPC

C- 64.

#### 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  
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#### DATE

May 2025

#### FOLIO NUMBER

30303(CL)

#### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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