

20 BRIDGE ROAD, EAST MOLESEY, SURREY, KT8 9HA

FOR SALE. FREEHOLD DEVELOPMENT / INVESTMENT OPPORTUNITY AS FORMER RESTAURANT OR E CLASS CLINICAL MEDICAL USE. OTHER USES INCLUDING RESIDENTIAL STPP. UNCONDITIONAL OFFERS SOUGHT. FORMER RESTAURANT (ECLASS) WITH LIVING ACCOMMODATION OVER, OFFERING THE OPPORTUNITY TO REVISIT THE USE AND LAY-OUT IN THE HEART OF EVER-VIBRANT AND HIGHLY DESIRABLE EAST MOLESEY, PERIOD PROPERTY IN NEED OF FULL REFURBISHMENT. ALL USERS UNDER E CLASS INCLUDING CLINICAL / MEDICAL/ RETAIL/ OFFICE IN A HIGH-VISIBILITY LOCATION.



Forming part of the thriving Parade of supporting shops, cafes, restaurants and independent retailers located in a desirable Surrey commuter town. Nearby is Hampton Court Station (Zone 6 - Waterloo) and by road adjacent to the A309 & A308 which, in turn, provides easy access to the A3, A316, M3, M25, Heathrow Airport and City Centre.

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Potential development opportunity (subject to all necessary planning permissions) or as existing e class with restaurant, office and clinical use. The property forms part of a terrace of an attractive conservation area parade in Hampton Court, a highly affluent residential riverside suburb in Surrey. The premises are offered ready for full refurbishment throughout to take advantage of the unique location and existing HVAC/extraction, with all other uses under E class.

ACCOMMODATION:

Ground floor: open plan seating/ trading area	706 sq. ft. (65.6 M2)
commercial kitchen with extraction	357 sq. ft. (33.2 M2)
stairs to basement stores	340 sq. ft. (31.5 m2)
Upper floor: 3 rooms, WCs and bathroom	5.30 sq. ft. NIA.

GIA some 1970 sq. ft. / 183 M2

TERMS: offered with vacant possession for the first time in 40 years.

PRICE: £600,000 for the freehold interest.

VIEWING: Strictly by appointment through owner's Agents.



The details in these particulars are meant as a guide only and do not constitute an offer or contract and any intended tenant or purchaser should satisfy themselves as to being correct. Statements contained herein are made in good faith but without responsibility by Kovent Estates Ltd. or our clients. All figures ex-vat where applicable. Equipment remains untested.

KOVENT ESTATES LTD

07513141890

20 Bridge Road East Molesey

Approximate Gross Internal Area
2217 sq ft - 206 sq m



BASEMENT

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.