



**Rent** £24,000 Per annum

**Size** 1,064 Square feet

**Ref** #2830

## Address

**Address:** 54 High Street

**Postcode:** KT12 1BY

**Town:** Walton On Thames

**Area:** Surrey

## Location

Located in the High Street close to the Everyman Cinema, Caffè Nero, Boots, WH Smith and The Heart shopping centre.

## Description

Large double fronted shop with approximately 843 sq ft of retail space with a further 221 sq ft of ancillary/storage space. The unit benefits from a rear yard of around 266 sq ft that currently houses a large storage unit. There is a wooden gate that then leads on to a communal service road.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£24,000 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The valuation office website reveals a RV of £32,500 (payable at the prevailing rate.)
<b>Lease details:</b>	FRI Lease assignment with 4 years remaining. (May 2024) We understand the lease is drafted within the Landlord and Tenant Act 1954 (lease not inspected please verify prior to contract.)

## Features

- ✓ A1 use
- ✓ May suit other uses STC
- ✓ On street parking
- ✓ Town centre location
- ✓ Yard area

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



