



**Rent** £17,000 Per annum

**Size** 710 Square feet

**Ref** #2883

## Address

**Address:** Rear of 39 Bridge St

**Postcode:** KT12 1AF

**Town:** Walton On Thames

**Area:** Surrey

## Location

Bridge Street is an attractive location between the High St and the River Thames. There is an interesting mix of independent shops and restaurants with Wilko also located close to the junction with Hepworth Way.

## Description

Rear kitchen facilities of approximately 710 sq ft.

Suitable for outside caterers, delivery services, prep kitchen space, and more...

Staff toilet.

Extraction in place.

Our client will be clearing the kitchen so that it is handed over in a shell condition to a tenant.

Tenants will be responsible to fit out the kitchens to their own requirements.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£17,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ Kitchen facility
- ✓ New lease available
- ✓ Early viewing recommended
- ✓ Ground floor
- ✓ Immediately available

## 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.







