





Rent £26,500 Per annum

Size 680 Square feet

Ref #2952

Address

Address: 35 High Street
Postcode: KT12 1DG
Town: Walton on Thames

Area: Surrey

Location

Excellent pitch almost opposite the High Street entrance to The Heart Shopping Centre. Nearby occupiers include Boots, Headmasters, Subway, Betfred, KFC, Superdrug and McDonalds.

Description

Available on new lease for a term to be agreed, Guide commencing rent £26,500 p.a.

The shop should suit a multitude of different uses under the Class E use within the revised Use Classes Order effective 01/09/2020.

The layout is open plan with a kitchen/store area to the rear, external W.C. and rear access out onto a passageway behind the shops.

EPC rating B.

Early viewings recommended.

General Information

Tenure: Leasehold

Rent: £26,500 Per annum

Legal fees:Both parties to be borne by the ingoing tenant/purchaser

Rateable value: The VOA website states a R.V. of £19,750, payable at the

prevailing rate.

Lease details: New lease for a term to be agreed.

Features

✓ Available immediately
✓ 'E' Use class
✓ Excellent trading location

New lease available
Pedestrian rear access

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Important notice

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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.





