



**Price/premium** £470,000

**Size** 990 Square feet

**Ref** #2842

## Address

**Address:** 4 Bridge Street

**Postcode:** KT12 1AA

**Town:** Walton On Thames

**Area:** Surrey

## Location

Busy location close to many established independent and multiple retailers. the High Street and River Thames.

## Description

An attractive mid terrace property with modern shop front and currently arranged to provide a retail unit to ground floor with ancillary space to the first floor, accessed from an internal staircase to the rear of the shop. The ground floor measures approximately 600 sq ft and the first floor ancillary approximately 390 sq. ft- The shop is currently trading as a Hair Salon.

The first floor should provide scope for conversion to residential use, subject to any necessary consents and may also have further scope to add an additional floor. There is a small kitchen and a W.C. on the first floor and we are advised there is a pedestrian right of way to the rear of the property along the passageway. Of interest to owner/occupiers or investors. Should be of particular interest to Hair Salons, which would provide a 'turn-key' opportunity. EPC Rating D.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£470,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The valuation office website reveals a RV of £17,500 for the shop (payable at the prevailing rate.)

## Features

- ✓ A1 use
- ✓ Development potential
- ✓ First floor
- ✓ Ground floor
- ✓ Mixed use investment
- ✓ Vacant possession

## Property Map



## Important notice

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