



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

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.



