



Price/premium £465,000

Size 1,150 Square feet

Ref #3034

Address

Town: Walton On Thames

Area: Surrey

Location

Not far from Walton town centre, in a well used local parade with on street parking to the front.

Description

The property is for sale Freehold with vacant possession, to include the benefit of the fixtures, fittings and equipment that are in situ.

Guide Price £465,000.

The Restaurant currently provides 38/40 covers and measures approximately 34' x 16'8" with lobby to rear of 9'10" x 7'. Male and Female Toilets are located off the lobby and the Kitchen behind this measures approx' 17'2" x 9'6". There is a rear yard with two Stores (formerly garages) of 14'10" x 9'2" and 15'3" x 7'3". Total ground floor area including stores of circa 1,150 sq ft.

Access to the First Floor Flat is via the rear yard and the accommodation comprises three rooms measuring 16'3" x 9'8" , 16'8" x 9'8" and 10'11" x 6'6" - Bathroom & combined W.C. There is a service road to the rear of the property.

EPC Rating G.

General Information

Tenure:	Freehold
Price/premium:	£465,000
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a rateable value of £11,500 (shop), payable at the prevailing rate.
Years established:	Client advises the restaurant was established in 1983.

Features

- ✓ 'E' Use class
- ✓ Freehold
- ✓ Local Parade
- ✓ Available immediately
- ✓ Densely populated area
- ✓ Early viewing recommended
- ✓ Parking close by

Important notice

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