



**Rent** £35,000 Per annum

**Size** 2,650 Square feet

**Ref** #3156

## Address

**Address:** 17a Bridge Street

**Postcode:** KT12 1AE

**Town:** Walton on Thames

**Area:** Surrey

## Location

Busy location close to many established independent and multiple retailers and just across the road from the High Street-. There is a public car park to rear of property. Nearby traders include Wilko, Aldi and Marks and Spencer. The River Thames is just a short walk away.

## Description

Available now on a new lease for a term to be agreed.

Mostly open plan office space with some light partitioning for individual rooms- all ground floor. There is a public car park very close by.

The property should now suit a variety of uses under the E use class.

There is space for signage at the front of the property.

Please call 020 7117 2526 to view.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£35,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a R.V. of £28,750, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ Available immediately
- ✓ Close to many multiples
- ✓ Close to river
- ✓ Early viewing recommended
- ✓ Favoured location
- ✓ New lease available
- ✓ Parking close by

## 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.









