



Rent £17,250 Per annum

Size 550 Square feet

Ref #3220

Address

Address: 77 High Street

Postcode: KT12 1DN

Town: Walton On Thames

Area: Surrey

Location

Located at the end of the High St, close to the Everyman Cinema and The Heart shopping centre. Walton comprises a good mix of independents & multiples including, Sainsburys, Boots, WHSmith, Nando's, Caffe Nero & Carluccios.

Description

Well presented shop to let.

Available by way of an assignment of the current lease, which expires 7th April 2026, or a new lease by negotiation with the landlord.

The unit measures approximately 550 sq ft to include the WC.

The property benefits from 'E' use class and should suit a variety of different uses.

EPC Rating C.

Early viewings recommended.

General Information

Tenure:	Leasehold
Rent:	£17,250 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a rateable value of £15,500, payable at the prevailing rate.
Lease details:	Existing lease expires April 2026- this lease can be assigned, or a new lease negotiated with the landlord. The current lease is drafted outside of the Landlord and Tenant Act 1954.

Features

- ✓ 'E' Use class
- ✓ Available immediately
- ✓ High street location
- ✓ 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.



