



**Rent** £49,000 Per annum + VAT

**Size** 2,238 Square feet

**Ref** #3249

#### Address

**Address:** 3 High Street

**Postcode:** KT12 1EA

**Town:** Walton On Thames

**Area:** Surrey

#### Location

Prime High Street location two doors away from McDonalds. Walton has a great mix of both chain and independent operators.

## Description

Guide rent - £49,000 p.a

An exciting opportunity to trade from large, well positioned premises in the heart of the town centre.

The unit benefits from good footfall , being only one shop away from McDonalds and close to WH Smith and Boots.

The premises have a wide frontage and measure approximately 2238 sq ft and would suit a variety of different users under the 'E' use class. We feel a particularly good usage would be a children's soft play/cafe or similar.

Please note that these are library images and the unit will be handed over in shell condition.

EPC Rating - C

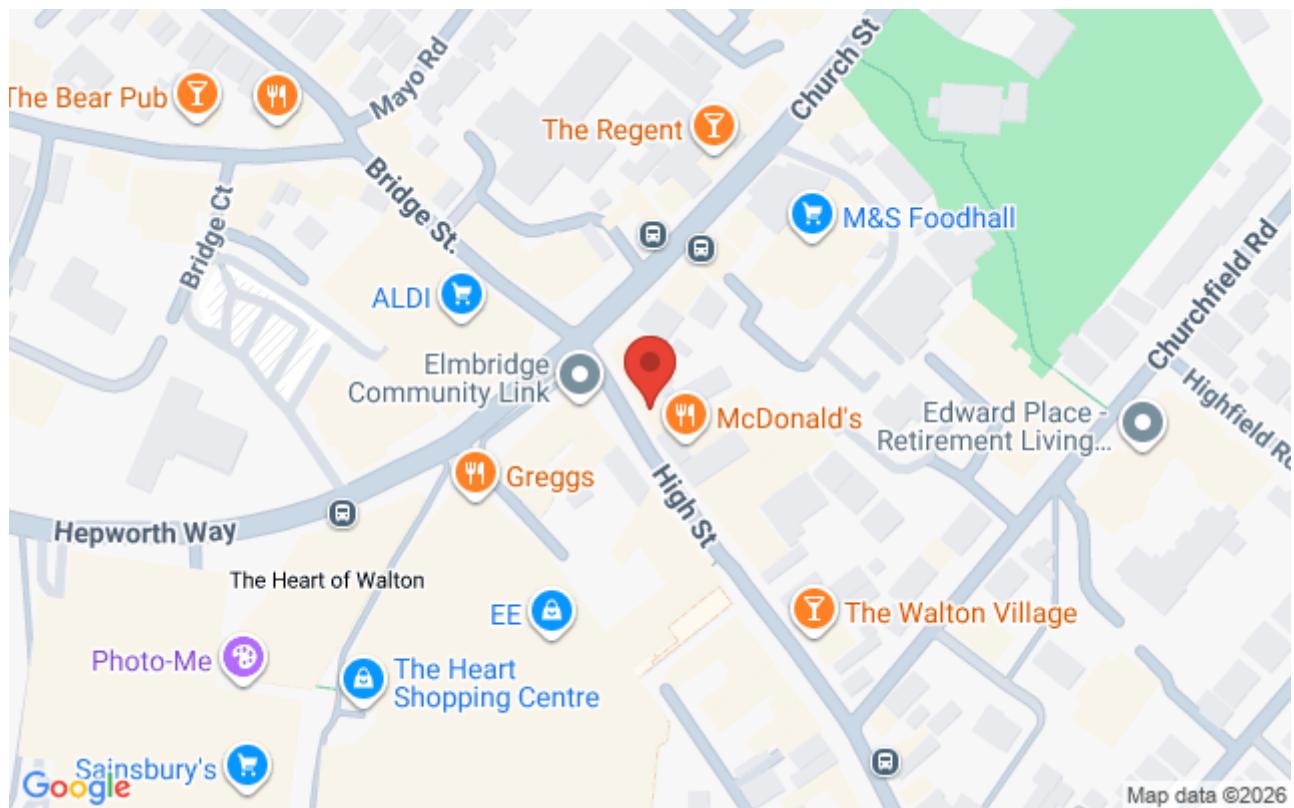
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£49,000 Per annum + VAT
<b>Rent details:</b>	Rent is subject to VAT.
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	TBC
<b>Lease details:</b>	New FRI lease for a term to be agreed.

## Features

- ✓ 'E' Use class
- ✓ Early viewing recommended
- ✓ Fantastic location
- ✓ High street location
- ✓ New lease available

## 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.



