



**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

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## 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.



