



**Price/premium** £485,000

**Size** 1,186 Square feet

**Ref** #3254

## Address

**Address:** 14 Bridge Street

**Postcode:** KT12 1AA

**Town:** Walton On Thames

**Area:** Surrey

## Location

Busy and charming street close to the High Street and within close proximity to the river. Close to a good mix of other restaurants, cafe's, and retailers including Aldi and Marks & Spencer.

## Description

Freehold guide price £485,000 + VAT- Business unaffected.

The premises are let to an Italian restaurant that has been in occupation for some years. The property is generally well presented with dining areas on both ground and first floors. There is an outside covered seating area providing the restaurant with additional covers and an area of rear yard- due to a title irregularity our client has applied to the Land Registry for adverse possession on these external areas. The kitchen is located on the ground floor, along with a preparation area and store, whilst male and female toilets are on the first floor.

Total (internal) area of approximately 1,186 sq ft.

The property is let on a 15 year FRI lease, drafted outside the Landlord & Tenant Act 1954 and commencing 17th January 2015. The current rent is £26,000 + VAT p.a. There is a Rent Review on 16th January 2025- no notices have been served by our client yet. The tenant is Da Vito Restaurant Limited and there is a Director's Guarantee.

Bridge Street is a very popular dining location, being close to the High Street and the River Thames.

The property falls within EPC band C.

Please view strictly by appointment only and do not disturb the tenant- 020 7117 2526.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£485,000
<b>Rent details:</b>	£26,000 p.a. + VAT.
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a rateable value of £11,750, payable and the prevailing rate.
<b>Lease details:</b>	Let on a 15 year FRI lease from 17/1/2015, drafted outside the Landlord & Tenant Act 1954.

## Features

- ✓ Close to many multiples
- ✓ Densely populated area
- ✓ Early viewing recommended
- ✓ Excellent trading location
- ✓ Freehold
- ✓ Fully let investment
- ✓ Public car park nearby
- ✓ Town centre location
- ✓ VAT payable
- ✓ Viewings by appointment only

## 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).





