



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

This well-presented freehold property is currently let to a long-established Italian restaurant and offers an excellent investment opportunity. The restaurant occupies both the ground and first floors, with a total internal area of approximately 1,186 sq ft.

The ground floor comprises a kitchen, preparation area, and store, along with a spacious dining area. Additional dining space is located on the first floor, where male and female toilets are also provided. To the side of the property, there is an outdoor seating area that has been in use by the restaurant for many years. While this external space is not included in the title, it has historically formed part of the restaurant's operations. A rear yard area, also not within the title, is similarly used, and an adjoining property holds a right of way across part of this space.

The property is let to Da Vito Restaurant Limited on a 15-year full repairing and insuring lease, commencing 17 January 2015, and drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954. The lease includes five-yearly rent reviews. The upcoming review, effective 16 January 2025, has already been agreed at a rent of £33,000 per annum. A Director's Guarantee is in place.

Located on Bridge Street, the property benefits from being in one of the area's most popular dining destinations, close to both the High Street and the River Thames.

The property falls within EPC Band C.

Viewings are strictly by appointment only. Please do not approach or disturb the tenant. To arrange a viewing, contact 020 7117 2526.

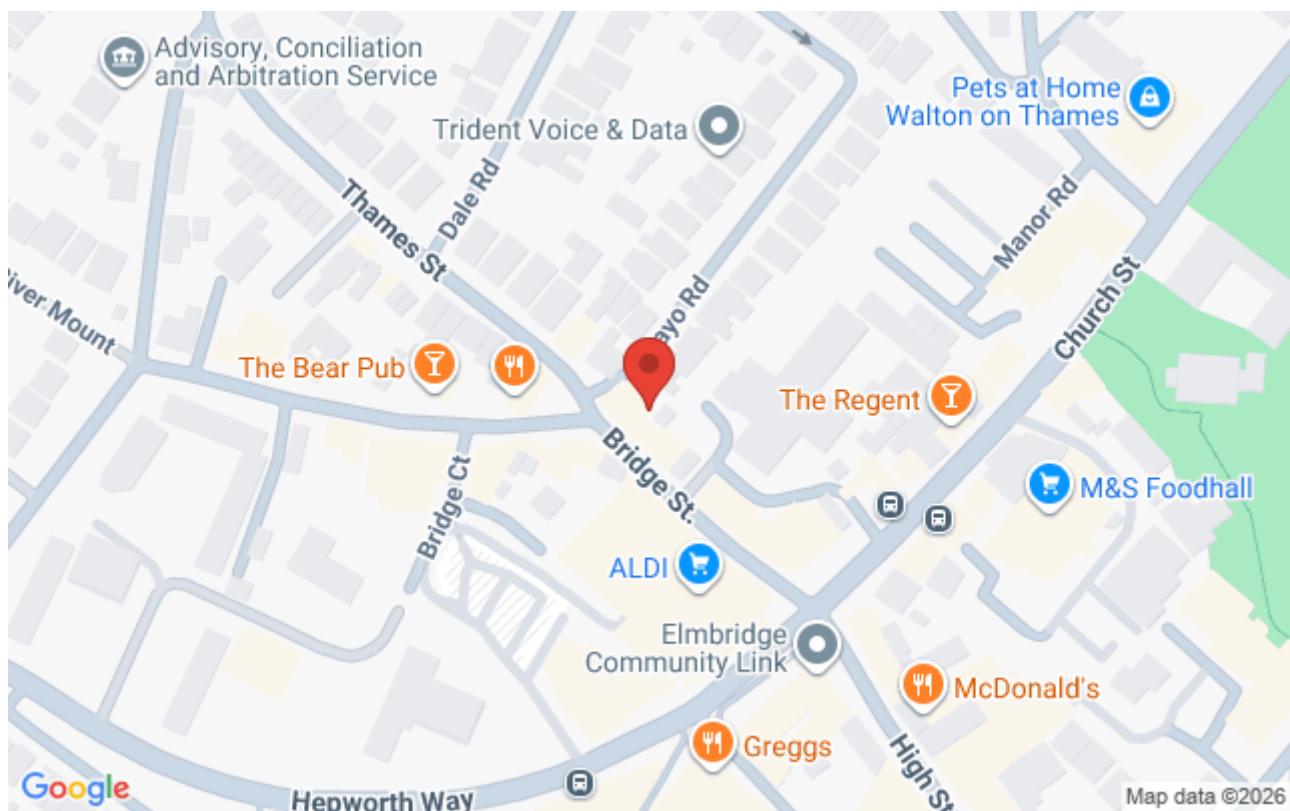
General Information

Tenure:	Freehold
Price/premium:	£485,000
Rent details:	£33,000 p.a. + VAT.
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a rateable value of £11,750, payable and the prevailing rate.
Lease details:	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).



