



**Rent** £25,000 Per annum + VAT

**Size** 490 Square feet

**Ref** #3344

#### Address

**Address:** Unit 4, 60 High Street

**Postcode:** KT12 1BY

**Town:** Walton On Thames

**Area:** Surrey

#### Location

Located on the High Street, close to the Everyman Cinema and The Heart shopping centre. Walton comprises a good mix of independents & multiples including, Sainsburys, Boots, Nando's, Caffe Nero, Pizza Express and more.

## Description

Guide commencing rent: £25,000 per annum.

Available on a new lease for a term to be agreed.

This prominently positioned retail unit occupies a prime location on Walton High Street, benefitting from excellent visibility, high levels of passing traffic, and strong pedestrian footfall.

The premises would suit a variety of occupiers under the Class E Use, making it ideal for retail, offices, and many other purposes.

Internally, the property offers an open-plan area with a kitchen and W.C. to the rear.

EPC Rating: B

Early viewings are strongly recommended.

## General Information

**Tenure:** Leasehold

**Rent:** £25,000 Per annum + VAT

**Legal fees:** Both parties to be borne by the ingoing tenant/purchaser

**Lease details:** New FRI lease for a term to be agreed

## Features

- ✓ High footfall
- ✓ Prime pitch
- ✓ Visually prominent
- ✓ Close to many multiples
- ✓ On street parking

## 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.



