



**Rent** £25,000 Per annum

**Size** 1,186 Square feet

**Ref** #3365

## Address

**Address:** 17 Bridge Street

**Postcode:** KT12 1AE

**Town:** Walton on Thames

**Area:** Surrey

## Location

Bridge Street is located just beyond the main high street. Walton boasts a great variety of restaurants, cafes and coffee shops as well as The Heart shopping centre and supermarkets such as M&S and Sainsburys. Aldi is also situated very close to the unit. Walton railway station is approximately 1 mile away providing regular train services into London Waterloo.

## Description

Flexible and characterful retail premises arranged over ground, first and second floors, suitable for a wide range of uses within the E Use Class. The property is listed.

The unit will be available for occupation late May/June.

The ground floor offers approximately 398 sq ft of well proportioned retail accommodation. The first floor provides circa 100 sq ft of office space, together with WC and kitchen facilities and a large stock room. The second floor comprises an additional office area measuring approximately 290 sq ft.

The property has been well maintained by the current tenants and is presented to a very good standard throughout. This versatile unit would suit a variety of occupiers and business types.

Early viewing recommended- by appointment only please.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£25,000 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a rateable value of £10,750 as of the 1st April 2026, payable at the prevailing rate.
<b>Lease details:</b>	New FRI lease for a term to be agreed

## Features

- ✓ 'E' Use class
- ✓ Parking close by
- ✓ Listed Building
- ✓ Public car park nearby
- ✓ Early viewing recommended
- ✓ Densely populated area

## 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.



