

**28/28A High Street
Walton-on-Thames
KT12 1BZ**



3,492 Sq. ft (324.4 Sq. m) approx.

COMMERCIAL UNIT

TO LET

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

www.michaelrogers.co.uk

Location:

Walton on Thames is an affluent market town located approximately 18 miles southwest of London, nine miles west of Kingston and nine miles south of Richmond. The town benefits from excellent road links with access to the A3 and M3 as well as direct rail links to London Waterloo.

The corner unit is located on the High Street and by the entrance to The Heart Shopping Centre. Local occupiers include Boots, Marks and Spencer Simply Food, Aldi, Holland and Barrett, Sports Direct, Clarks to name a few.

Description:

The property comprises a ground floor commercial unit and benefits from a kitchen, WCs and rear loading/access.

There is both High Street and Heart Shopping Centre access.

The unit is in shell condition.

**Accommodation:**

FLOOR	SQ FT	SQ M
Ground	3,492	324.4
TOTAL	3,492	324.4

Terms:

The building is available on a new effective full repairing and insuring lease for a term by arrangement.

Rent:

Upon application.

Business Rates:

The unit has a rateable of £60,000 which gives rates payable of £29,940.

Prospective tenants are advised to make their own enquiries with the Valuation Office Agency.

BID charge £1,192.50 per annum.



Energy Performance Certificate:

Upon application.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact sole agents:

Michael Rogers LLP

Niall Christian – 020 8332 4591
niall.christian@michaelrogers.co.uk

Joshua Thompson - 07599 107005
joshua.thompson@michaelrogers.co.uk

Subject to Contract
Nov 24

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