

COMMERCIAL RETAIL UNIT TO LET**LOCATION**

Walton on Thames is an affluent market town located approximately 18 miles southwest of London, 5 miles west of Kingston and 9 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 & Barrett, Sports Direct, Clarks to name a few.

**DESCRIPTION & FLOOR AREAS**

The property comprises a ground floor commercial unit and benefits from a kitchen, WCs and rear loading/access. The unit has the following approximate floor area:

	SQ FT	SQM
Ground	3,492	324.4

TERMS

The unit is available on new effective full repairing and insuring lease for a term to be agreed.

RENT

£75,000 per annum exclusive.

BUSINESS RATES

The unit has a rateable value of £79,500, which gives rates payable of £40,704. Prospective tenants are advised to make their own enquiries with the Valuation Office Agency.

BID charge £1,192.50 per annum.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

C68

VAT

The property is not VAT elected.

VIEWINGS

For further information please contact sole agents:

Michael Rogers

Niall Christian

Niall.christian@michaelrogers.co.uk

020 8332 7788 February 2022

Size 3,492sq. ft (324.4 sq. m.) approx.

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