

**47 High Street
Walton-on-Thames
KT12 1DH**



**FREEHOLD COMMERCIAL/RESIDENTIAL
PROPERTY**

FOR SALE

020 8332 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, five 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 close to 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 building is grade II listed and is arranged over ground and two upper floors.

The ground floor commercial unit benefits from a kitchen, WC and rear loading/access. The unit has an approximate floor area of 764 sq ft. (72.00 sq m)



The self-contained residential unit is accessed from the rear and is arranged over first and second floors and benefits from a kitchen, two bedrooms, reception/dining room and a bathroom. The flat has an approximate floor area of 1,238 sq ft (115.00 sq m)





Accommodation

The property provides the following approximate floor areas.

Floor	Sq ft	Sq m
Ground Commercial	764	72
Residential	1,238	115.00
Total Floor Area	2,002	187.00



Tenancy

The ground floor is under offer on a new effective full repairing and insuring lease for a term of 10 years at £23,000 per annum exclusive. The lease is subject to a rent review and tenant only break option after five years. There is four months' rent free.

Business Rates

The commercial unit has a rateable value of £17,000.

The flat is in Band C.

Tenure

Freehold.

VAT

The property is not elected for VAT.

Proposal

We are instructed to seek offers in excess of £650,000 (Six Hundred and fifty Thousand Pounds), subject to contract and exclusive of VAT.

Legal Costs:

Each party to bear their own legal costs.

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:

Michael Rogers LLP – 020 8332 7788

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Subject to Contract
July 2022

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