

## Location

The property is prominently situated in a prime position fronting High Street in Walton on Thames town centre. The property is opposite Card Factory, next to Headmasters and is set amongst national retailers and banks including Superdrug, W.H. Smith, Boots, Thomas Cook, Vodafone, KFC, Subway and HSBC along with several local independent retailers. Close by is the entrance to The Heart retail centre with other major retailers located within, while a short walk away is Sainsbury and Debenhams.

The High Street serves the immediate dense residential area and the exclusive residential areas of Ashley Park and Burwood Park. Several major office occupiers are located in the town. On street parking is available on High Street with additional parking available in the various pay and display car parks a short walk away. Walton on Thames Station is approximately  $\frac{3}{4}$  mile away.

## Description

The property currently trades as a gift and interiors shop.

The property comprises a self contained ground floor lock up A1 retail unit. The unit has the benefit of a glazed shop front. Internally the unit has the benefit of a suspended ceiling incorporating lighting and floor coverings.

A W.C and kitchenette are installed to the rear of the unit. A rear door gives additional access for loading.

## Accommodation

Floor area total                **725 sq.ft**

## Terms

The property is held on effectively a Full Repairing and Insuring Lease for a term expiring in March 2021 at a rent of £24,000pax. The lease includes Security of Tenure. The lease is available for assignment. Alternatively consideration will be given to sub-letting the unit.

The landlord may be willing to grant a new longer term lease by separate negotiation.

## Value Added Tax

VAT may be payable at the prevailing rate.

## Legal Costs

The ingoing tenant is to be responsible for both parties legal costs incurred in the transaction.

## Rateable Value

Rateable Value £19,750, Poundage 2019/20 £0.50.4p

## Viewing

Strictly through sole agents:- Butters Associates  
80 High Street  
EGHAM  
TW20 9HE

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