



**Rent** £18,500 Per annum

**Size** 775 Square feet

**Ref** #2893

## Address

**Address:** 35 Bridge Street

**Postcode:** KT12 1AF

**Town:** Walton on Thames

**Area:** Surrey

## Location

Bridge Street is an attractive location between the High St and the River Thames. There is an interesting mix of independent shops and restaurants with Aldi also located close to the junction with Hepworth Way.

## Description

Guide Rent £18,500 p.a.

Attractive ground floor unit ideally located on Bridge Street with plenty of on street parking.

Measuring approximately 775 sq ft in total the unit would lend itself well to a variety of uses within the E use class.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£18,500 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a rateable value of £13,500, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Air Conditioning
- ✓ On street parking
- ✓ New lease available
  
- ✓ Available immediately

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

