



**Rent** £22,000 Per annum

**Size** 700 Square feet

**Ref** #2913

## Address

**Address:** 125 Hersham Road

**Postcode:** KT12 1RW

**Town:** Walton On Thames

**Area:** Surrey

## Location

Close to Walton main line Station & a few minutes drive from Walton Town Centre.

## Description

This retail unit is situated in a busy local parade that benefits from a strong mix of established traders.

Conveniently located close to Walton Station and only a few minutes' drive from the town centre.

On-street parking is available directly in front of the premises, adding to its accessibility for both customers and staff.

The shop requires fitting out and is offered on a new lease, for a term to be agreed.

Suitable for a variety of uses falling under the E use class, making it a versatile opportunity for prospective occupiers.

EPC RATING B

**Please note that no convenience stores, vape stores or mobile phone accessory stores will be considered.**

Early viewings are recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£22,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a RV of £12,250- payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Local Parade
- ✓ On street parking
- ✓ Close to station
- ✓ Flexible lease terms

## 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.



