

## 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 and Barrett, Sports Direct and 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	Sq M
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 £60,000 which gives rates payable of £29,940. 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

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020 8332 7788 March 2024

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

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