franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526

**Rent** £9,500 Per annum **Size** 200 Square feet **Ref** #2786

## Address

**Address:** 47 Bridge Street
**Postcode:** KT12 1AF
**Town:** Walton On Thames
**Area:** Surrey

## Location

Close to many independent and multiple retailers. A short walk to the main High Street and close to the River Thames.

## Description

We are pleased to offer this small yet well-located retail unit to let on a new lease in the popular Bridge Street area of Walton, just a short walk from the High Street and town centre.

The premises were previously operated as a nail bar and most recently as a small eatery, making it well suited for similar uses such as beauty, takeaway, or other small retail businesses (subject to the necessary consents).

The unit extends to approximately 200 sq ft gross, including a toilet facility.

EPC Rating: Band D.il space by sliding doors.

## General Information

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| **Tenure:** | Leasehold |
| **Rent:** | £9,500 Per annum |
| **Legal fees:** | Both parties to be borne by the ingoing tenant/purchaser |
| **Rateable value:** | The VOA website states a R.V. of £4,700 , payable at the prevailing rate. |
| **Lease details:** | New lease for a term by negotiation. |

## Features

- ✓ A1 use
- ✓ Close to many multiples
- ✓ Immediately available

## 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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

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To let
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