# Retail
TO LET

CURCHOD&CO




## 3 High Street

Walton on Thames, KT12 1EA

## Prime Class-E retail

2,238 sq ft

(207.92 sq m)

- Prime High Street location
- E-Class retail
- Extensive glass frontage
- Situated adjacent to major retailers such as McDonalds, Caffe Nero and Aldi supermarket

# 3 High Street, Walton on Thames, KT12 1EA

## Summary

| | |
|---|---|
| Available Size | 2,238 sq ft |
| Rent | £49,000 per annum |
| Business Rates | TBC |
| EPC Rating | C (63) |

## Description

E-class retail unit prominently positioned on Walton-on-Thames High Street, benefiting from high levels of passing footfall. The premises feature an extensive glazed frontage and rear access, with car parking available by separate negotiation.

## Location

The affluent market town of Walton on Thames is located in the county of Surrey approximately 12 Miles (19.4 km) south west of Central London, 2 miles (3.5 km) north of Weybridge, 4.7 miles (7.6 km) and 6.6 miles (10 km) south of Richmond.

The town benefits from excellent road communications being located in close proximity to the A308 and A309, providing direct access to the M3 Motorway and the A3 linking to the M25 and Central London respectively.

Rail links are also strong with regular trains from Walton-on-Thames Station to London Waterloo with an approximate journey time of 25 minutes.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground | 2,238 | 207.92 | Available |

## Terms

Available on a new effective full repairing and insuring lease for a term to be agreed.

## Anti Money Laundering

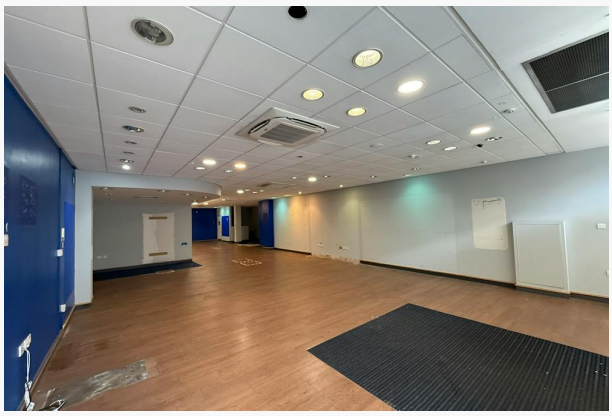
To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.





## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**
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