



**Rent:** £19,500 Per annum **Size:** 795 Square feet **Ref:** #2586 **Status:** Offer received

## Location

Prominently located close to the busy junction with Station Avenue leading to Walton On Thames Station and within a five minute drive to Walton Town Centre.

## Description

Attractive mid terrace retail unit in busy local parade which benefits from a good mix of established traders.

The unit benefits from electric shutters to front and rear, floor to ceiling glazed shop window, air conditioning (not tested), laminate flooring and three parking spaces.

The main retail area measures approximately 657 sq ft, the rear office/kitchen is approximately 138 sq ft with access to the rear where there is an external store and W.C. plus car parking.

Early viewings recommended.

## Address



Address: 85 Hersham Road Postcode: KT12 1RJ Town: Walton On Thames Area: Surrey

## General information

Tenure:	Leasehold
Rent:	£19,500 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA web site states a RV of £13,750, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed.

## Features

- ✓ Demised parking
- ✓ Local Parade
- ✓ Allocated parking
- ✓ Comfort cooling/ air conditioning
- ✓ Electric roller shutter

## 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.