



42 High Street

Walton-on-Thames, KT12 1BZ

Ground Floor Retail Premises Available

1,092 sq ft
(101.45 sq m)

- Prominent High Street Location
- E-Class Retail
- New Extensive Glass Frontage
- Situated adjacent to major retailers, such as KFC, Superdrug and Card Factory
- Option To Combine with 44 High Street

Summary

Available Size	1,092 sq ft
Rent	£35,000 per annum
Rates Payable	£14,221.50 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£28,500
EPC Rating	Upon Enquiry

Description

E-class retail unit well positioned on Walton-on-Thames High Street, benefiting from a high levels of passing footfall. The premises has an extensive new glass frontage, with rear access to Accommodation Road. The unit also profits from an under stairs storage area, and W.C at the rear.

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 of the following areas:

Name	sq ft	sq m	Availability
Ground	1,092	101.45	Available
Total	1,092	101.45	

Terms

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

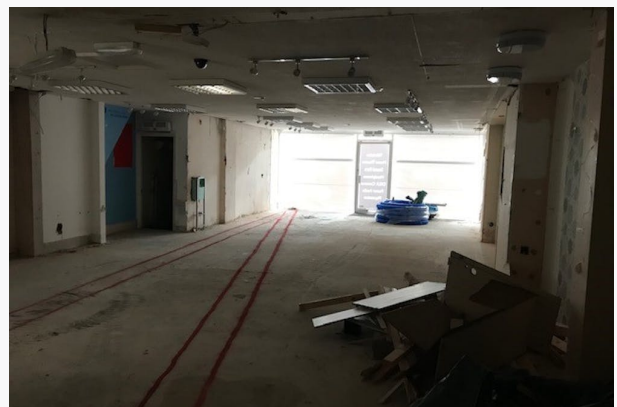
Anti Money Laundering

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 party 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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