



Rent £22,000 Per annum + VAT

Size 750 Square feet

Ref #3081

Address

Address: 34 Church St

Postcode: KT12 2QS

Town: Walton on Thames

Area: Surrey

Location

Town centre location on busy main road and close to the junction with the High Street. Walton has an excellent selection of chain and independent shops, cafe's and restaurants as well as an Everyman Cinema. The premises adjoin the entrance to the Marks and Spencer Foodhall car park.

Description

Our clients (the assignors) have moved to new premises and are offering to cover the ingoing tenant's rent for 3 months.

The shop is light and airy and occupies a great trading location on a busy main road within a densely populated area.

The premises measure approximately 750 sq ft. There is vehicular access to the rear and one demised parking space.

Early viewing is recommended- by appointment only please.

General Information

Tenure:	Leasehold
Rent:	£22,000 Per annum + VAT
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £11,750, so SBR relief should apply, subject to the usual criteria.
Lease details:	10 year lease from December 2021.

Features

- ✓ Close to many multiples
- ✓ Densely populated area
- ✓ Excellent trading location
- ✓ Nicely presented
- ✓ Town centre location

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.





