



HIGH STREET, WALTON ON THAMES,
SURREY,

Guide Price £400,000 Freehold



Description

Freehold High Street investment opportunity

The property comprises ground floor commercial space and part of the first floor to the rear, the first floor unit to the front is not part of sale and is under separate ownership. Currently occupied and trading as a Nail / Beauty parlour.

Location

Situated within a busy mixed use parade:

Road Networks

Walton-on-Thames boasts excellent road connections, with its proximity to major routes enhancing its accessibility:

A308 and A309: Located nearby, providing convenient local access

M3 Motorway: Easily accessible, facilitating longer-distance travel

A3: Links to the M25 orbital motorway and Central London

Rail Services

The town's transportation options are further bolstered by its robust rail links:

Walton-on-Thames Station: Offers regular train services

Destination: London Waterloo

Journey Time: Approximately 25 minutes

Lease

We understand the property to be let on the below terms (lease and supporting docs to follow)

- 15 yr FRI Lease inside L&T from 7th November 2023 with a passing rent of £28,000 per annum

- Break clause: 6th November 2028 - Rent review: November 2030

Planning

Use class E

Future development possible subject to planning to convert the rear into residential

Terms

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