

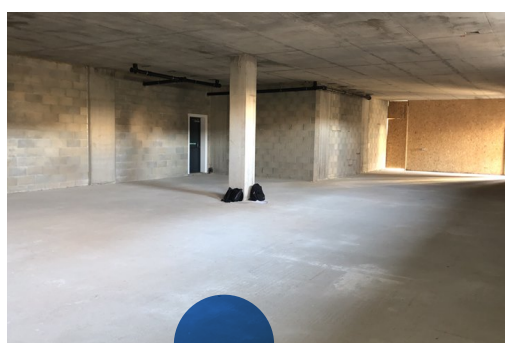
# To Let / Long leasehold for sale

Walton on Thames, 57 High Street.

KT12 1DJ.

GCW.

0207 408 0030  
gcw.co.uk



## Newly constructed property

## Return frontage

## Busy High Street location

### Contact.

#### Chris Harris

chris.harris@gcw.co.uk  
020 7647 4823

#### Simon Horner

simon.horner@gcw.co.uk  
020 7647 4807

### Location.

The property is situated in a busy location at the south end of the High Street, close to the junction with New Zealand Avenue. This location forms part of the main A3 circuit, with the likes of **Carluccio's** and **Wagamama** to the west of the subject property and **Cappadocia** and **Everyman Cinemas** to the south. The area is also popular with home furnishing occupiers such as **Topps Tiles**, **The Bathstore** and **Dreams**.

### Accommodation.

Ground floor retail store completed to shell condition, with incoming three phase electrics, capped services, shop front and screed flooring.

Gross Frontage	8.94 m	29 ft	2 in
Net Frontage	7.74 m	25 ft	4 in
Net Return Frontage	3.20 m	10 ft	4 in
Gross Return Frontage	3.88 m	12 ft	6 in

Ground Floor Sales	306.55 sq m	3,299 sq ft
Total Ground Floor	334.68 sq m	3,602 sq ft

### Rent.

£70,000 pax

### Business Rates.

**Rateable Value** To be assessed

### Lease Terms.

The property is available on a new lease for a term to be agreed.

### Energy Performance Certificate.

Band A, report available on request

### Long Leasehold.

Offers invited in the region of £850,000

### Legal Costs.

Each party to be responsible for their own legal costs.

## Subject to Contract.

March 2020

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