



Ground Floor, Pioneer House

9 Church Street, Walton on Thames, Surrey, KT12 2QP

Ground floor shop investment

1,104 sq ft

(102.56 sq m)

Price: Offers in excess of £575,000

- Both units let on 10 year leases
- Town centre location
- New build
- Total income £41,000 per annum

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Location

The property is situated in a prominent location close to the traffic light junction with Bridge Road and High Street within Walton on Thames town centre opposite Barclays Bank. Other nearby national retailers include Marks & Spencer, Coral Bookmakers and the Nationwide Building Society. We understand Aldi are shortly to take space formerly occupied by Carpetright.

Description

The property comprises two recently constructed ground floor retail units with glazed frontage, located within a recently constructed three storey building with four residential flats above.

Unit 1 is currently occupied by JK Nails (Slough) Limited at a rent of £22,000 per annum on a 10 year lease which commenced on 16th July 2019.

Unit 2 is currently occupied by Mehmet Ali Limited at a rent of £19,000 per annum on a 10 year lease which commenced on 29th January 2020.

Terms

The premises are available by way of a new 999 year lease at a peppercorn ground rent.

Price

We are seeking offers in excess of £575,000 plus VAT.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the transaction.

Prices are quoted exclusive of VAT which may be charged.

EPC

This property has been graded as B (41)



KT12 2QP

Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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