



Rent £49,000 Per annum + VAT

Size 2,238 Square feet

Ref #3249

### Address

Address: 3 High Street
Postcode: KT12 1EA
Town: Walton On Thames

TOWII. Walton On Thame

Area: Surrey

# Location

Prime High Street location two doors away from Mcdonalds. Walton has a great mix of both chain and independent operators.

## Description

Guide rent - £49,000 p.a

An exciting opportunity to trade from large, well positioned premises in the heart of the town centre.

The unit benefits from good footfall, being only one shop away from Mcdonalds and close to WH Smith and Boots.

The premises have a wide frontage and measure approximately 2238 sq ft and would suit a variety of different users under the 'E' use class. We feel a particularly good usage would be a children's soft play/cafe or similar.

EPC Rating - C

### **General Information**

Tenure: Leasehold

Rent: £49,000 Per annum + VAT

**Rent details:** Rent is subject to VAT.

**Legal fees:**Both parties to be borne by the ingoing tenant/purchaser

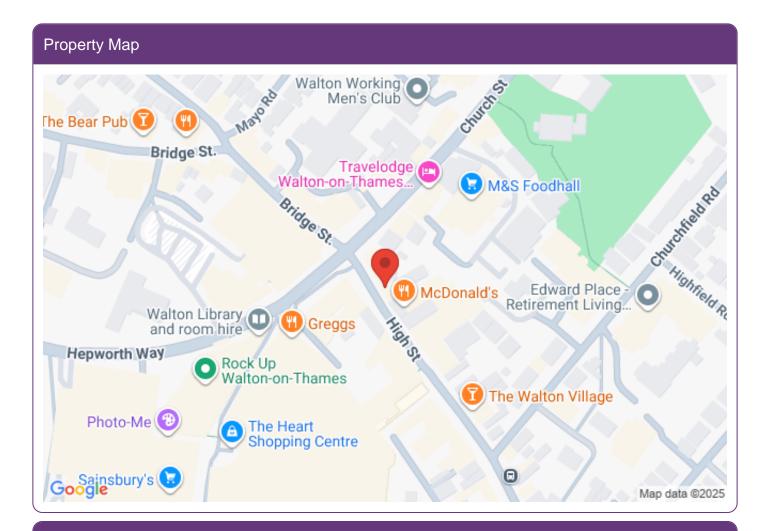
Rateable value: TBC

**Lease details:** New FRI lease for a term to be agreed.

#### **Features**

✓ 'E' Use class
✓ Early viewing recommended
✓ Fantastic location

✓ High street location ✓ New lease available.



## Important notice

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#### **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.







