



Rent £16,500 Per annum

Size 913 Square feet

Ref #3294

Address

Address: 9 Bridge Street

Postcode: KT12 1AE

Town: Walton On Thames

Area: Surrey

Location

Bridge Street is located just beyond the main high street. Walton boasts a great variety of restaurants, cafes and coffee shops as well as The Heart shopping centre and supermarkets such as M&S, Sainsburys and Aldi. Walton railway station is approximately 1 mile away providing regular train services into London Waterloo.

Description

A well-presented and highly adaptable first floor office suite, with its own dedicated ground floor entrance, suitable for a wide variety of uses under Class E. The property lends itself particularly well to businesses in the health, medical, or wellbeing sectors — such as therapy, consulting, or treatment rooms — but is equally well-suited for use as professional office space.

This flexibility makes it an excellent opportunity for professionals such as therapists, consultants, clinicians, or wellness practitioners seeking a smart, self-contained base.

The suite offers a total net internal area of approximately 913 sq ft, comprising:

Main open-plan space – approximately 496 sq ft of bright, versatile space that can be configured to suit a wide range of operational needs, from open workspace to treatment or consultation areas.

Private room – approximately 221 sq ft, ideal as a private office, therapy room, or meeting space.

Ancillary facilities – including a store room, kitchenette (approx. 35 sq ft), and WC, supporting both client-facing and back-of-house functions.

A standout feature is the prominent, street-facing window at ground floor level, providing a smart and visible entrance, along with an excellent opportunity for signage to attract passing trade.

The premises are well-maintained throughout and offer a professional, welcoming environment in a convenient and accessible location — ideal for businesses looking to establish or expand their presence in the area.

The property is not elected for VAT.

EPC Rating D.

General Information

Tenure:	Leasehold
Rent:	£16,500 Per annum
Legal fees:	Not specified
Rateable value:	The VOA states a rateable value of £13,500, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed

Features

- ✓ 'E' Use class
- ✓ Close to many multiples
- ✓ Close to river
- ✓ First floor
- ✓ High footfall
- ✓ Kitchen facility
- ✓ On street parking
- ✓ Public car park nearby

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.



