



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 Walton Working Men's Club The Bear Pub Bridge St. Travelodge 🕝 Walton-on-Thames. M&S Foodhall McDonald's Walton Library and room hire Greggs Hepworth Way Rock Up Walton-on-Thames Michael Blann The Walton Village Photography Top Gift Photo-Me Google Map data @2025

# 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.



















