



50 HIGH STREET, WALTON ON THAMES,
SURREY, KT12 1BY

Guide Price £350,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

Freehold High Street investment opportunity

The property comprises ground floor commercial space and part of the first floor to the rear, the first floor unit to the front is not part of sale and is under separate ownership. Currently occupied and trading as a Nail / Beauty parlour.

Location

Situated within a busy mixed use parade:

Road Networks

Walton-on-Thames boasts excellent road connections, with its proximity to major routes enhancing its accessibility:

A308 and A309: Located nearby, providing convenient local access

M3 Motorway: Easily accessible, facilitating longer-distance travel

A3: Links to the M25 orbital motorway and Central London

Rail Services

The town's transportation options are further bolstered by its robust rail links:

Walton-on-Thames Station: Offers regular train services

Destination: London Waterloo

Journey Time: Approximately 25 minutes

Lease

We understand the property to be let on the below terms (lease and supporting docs to follow)

- 15 yr FRI Lease inside L&T from 7th November 2023 with a passing rent of £28,000 per annum

- Break clause: 6th November 2028 - Rent review: November 2030

Planning

Use class E

Future development possible subject to planning to convert the rear into residential

Terms

Guide Price £350,000

Viewings

Contact Sole Agents Christopher St James 020 8296 1270

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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