



42-44 High Street

Walton-on-Thames, KT12 1BZ

Retail and Residential Investment

3,901 sq ft

(362.41 sq m)

- Prominent High Street Location
- Fully let Investment
- Two Retail Units: Pepe's and Gadget & Vape Zone
- Rear 4-bed House let on AST
- Passing Income of £110k p.a, rising to £115k p.a.
- Commercial WAULT to Break 7.17 Years
- Net Reversionary Yield 6.79%
- Situated adjacent to major retailers, such as KFC, Superdrug and Card Factory

Summary

Available Size	3,901 sq ft
Price	Offers from £1,600,000
EPC Rating	Property graded as B-B (29-45)

Description

The available investment consists of two E-class retail units and a self-contained 4-bedroom house to the rear. The properties are fully let and well positioned on Walton-on-Thames High Street, benefiting from a high levels of passing footfall.

The premises both have extensive glass frontages, with rear access from Accommodation Road.

Location

The affluent market town of Walton on Thames is located in the county of Surrey approximately 12 Miles (19.4 km) south west of Central London, 2 miles (3.5 km) north of Weybridge, 4.7 miles (7.6 km) and 6.6 miles (10 km) south of Richmond.

The town benefits from excellent road communications being located in close proximity to the A308 and A309, providing direct access to the M3 Motorway and the A3 linking to the M25 and Central London respectively.

Rail links are also strong with regular trains from Walton-on-Thames Station to London Waterloo with an approximate journey time of 25 minutes.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Rent	Availability
Ground - 42 High Street	Retail	1,092	101.45	-	Available
Ground - 44 High Street	Retail	1,507	140	-	Available
Building	Residential	1,302	120.96	-	Available
Total		3,901	362.41		

Terms

The freehold is available for sale with offers from £1,600,000.

A full tenancy schedule and plans are available on request or from our website.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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