

## TO LET Retail Unit

11-15 Bridge Street  
Walton on Thames, KT12 1AE

### Key information

- ❑ Strong National Occupiers
- ❑ Excellent Transport Links
- ❑ Planning Use Class E
- ❑ Size – 26,237 sq ft
- ❑ Rent Upon Application

### Contact

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## Location

Walton-on-Thames, a historic market town in the South East of England within the county of Surrey, approximately 17 miles southwest of central London.

It is situated along the Thames inside the M25 motorway. The location benefits from strong transport links:

- The train station is a 25 minute walk from the property with transport to London Waterloo in 25 minutes.
- The town has an excellent bus transport system connecting it to neighbouring towns such as Hersham, Weybridge and Shepperton
- London Heathrow is only 7 miles from the subject property and can be accessed in 25 minutes.

The town centre of Walton-on-Thames is a bustling hub with a mix of historic and modern elements. There is a range of shops, boutiques, restaurants, cafes, and pubs, creating a lively and welcoming atmosphere. Bridge Street is a notable thoroughfare in the town centre, known for its retail and dining options.

The property is situated at the eastern end of Bridge Street nearby occupiers include **Aldi, McDonalds, Café Nero, Timpson, Subway, Halifax** and more.

## Description

The subject property is arranged over ground and first floor with a large glazed frontage onto the pedestrianised street, providing excellent visibility.

### Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Ground	1,189	12,797
First	1,004.20	10,809
<b>Total</b>	<b>2,193.20</b>	<b>23,606</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

### Energy Performance Rating

Energy Performance Asset Rating – 103-E. A certificate can be made available on request.

### Planning

The head lease stipulates class 1 of the Town & Country Planning (Use Classes) Order 1972, other uses will be considered subject to a user variation.

Interested parties should carry out their own due diligence in this regard

### Terms & Tenure

Available by way of a new lease for a term to be agreed.

Rent upon application.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

### Rating

We are advised that the Rateable Value for the property is £197,000.

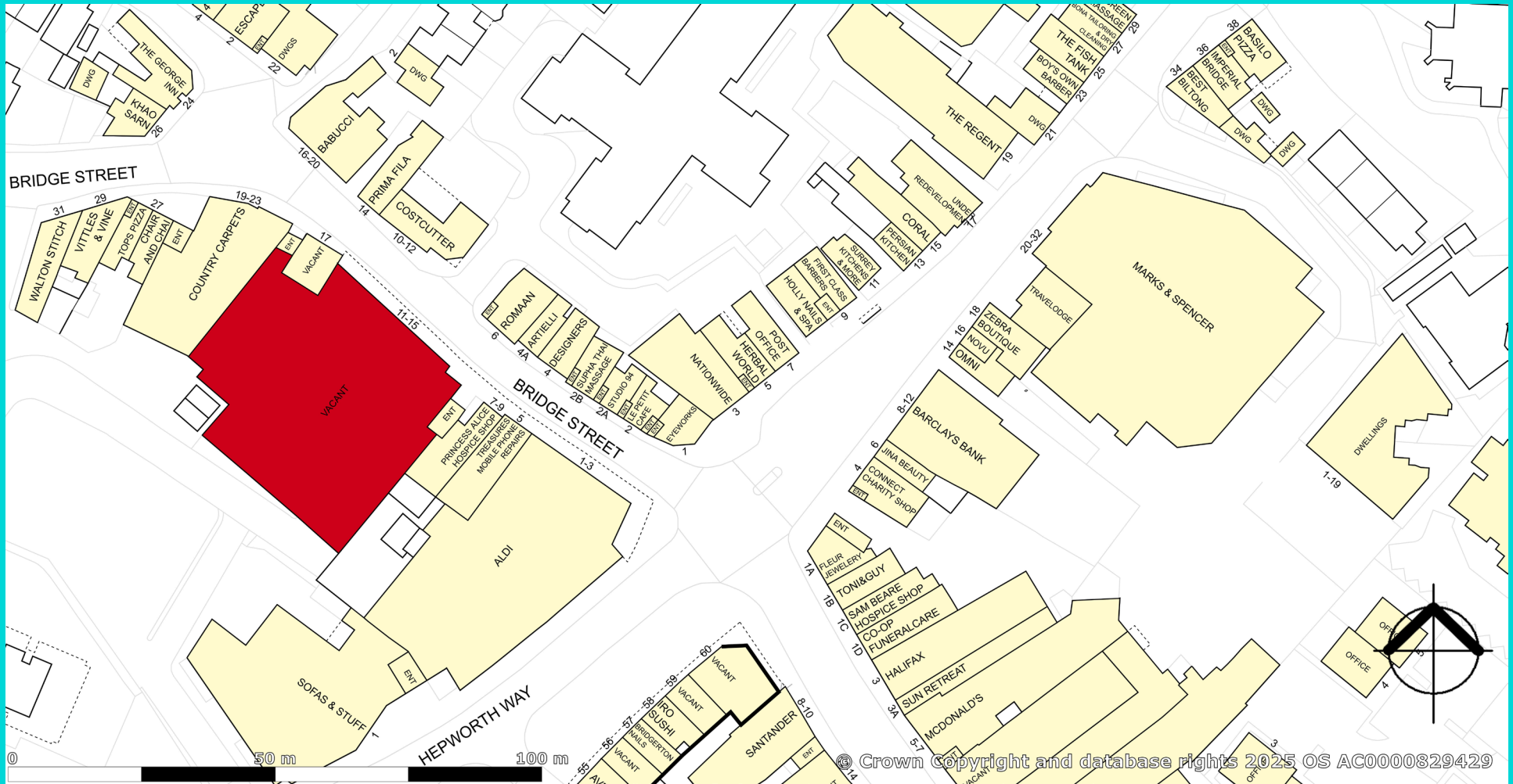
The UBR for 2024/25 is 54.6p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at **[www.gov.uk/calculate-your-business-rates](https://www.gov.uk/calculate-your-business-rates)**.

### Viewing

Strictly via the sole letting agent only.



# CONTACT

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