



UNIT WITH ALLOCATED CUSTOMER PARKING

**£35,000 PER ANNUM**

UNIT C AUCKLAND HOUSE, NEW ZEALAND AVENUE, KT12 1PL





- VISIBLE/PROMINANT TOWN CENTRE BUILDING
- ALLOCATED CUSTOMER PARKING
- NEW LEASE

### Location

The Walton-on-Thames is a market town on the south bank of the river Thames. The town itself consists mostly of affluent suburban streets, with a historic town centre of Celtic origin. It is one of the largest towns in the Elmbridge borough and according to the 2011 Census, the town has a total population of 22,834 and the borough 136,400. It is around 19 miles from Central London and is served by a wide range of transport links.

The town is well located just to the south of the A308 trunk road, which provides direct access to junction 12 of the M25 (London orbital Motorway) approximately 7 miles away. Walton is approximately 7.5 miles from Heathrow Airport and 31 miles from Gatwick.

Walton-on-Thames is served by Walton-on-Thames main line railway station, which provides 4 trains per hour to London Waterloo, with the semi-fast services taking only 25 minutes to reach the terminus. This has proven pivotal to the demographics and to the town's growth/development. The Heart is an exciting retail and residential complex built in the 1960s. The main part of the centre, has several brand retailers including Next, Waterstone's, H & M and River Island. Restaurants along the New Zealand Avenue side of The Heart include Carluccios, Nando's, Pizza Express and Wagamama. Further restaurants exist along the High Street

### Description

The subject property was built in the late 1950's which has subsequently been converted to provide retail at ground floor and residential above. It is of concrete frame construction with cavity brick walls beneath a flat roof.

The property comprises a detached building with three well configured ground floor retail units, Internally the retail units benefit from large display windows and provide open plan sales area, with ancillary staff accommodation. The property is accessed via New Zealand Avenue and has the benefit of 9 on site car parking spaces including 1 disabled car parking space, which are reserved for commercial tenants and their customers.

- APPROX 1405 SQ. FT. (130.53 SQ. M.)
- SUITABLE FOR A VARIETY OF USES
- NO PREMIUM

### Rent

£35,000 per annum, exclusive of VAT and other outgoings.

### Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

### User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### EPC

Energy performance certificate has a rating of B(38). A copy of the EPC will be available upon request.

### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £40,000; however interested parties should make their own enquiries.

### Local Authority

Elmbridge Borough Council

### Service Charge

We are advised that the commercial units pay a total of 36.13% of the service charge budget. A copy of the budget for 2024 can be made available.

### Legal

Each party to bear its own legal costs.

### VAT

The property has been elected for VAT.

### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

#### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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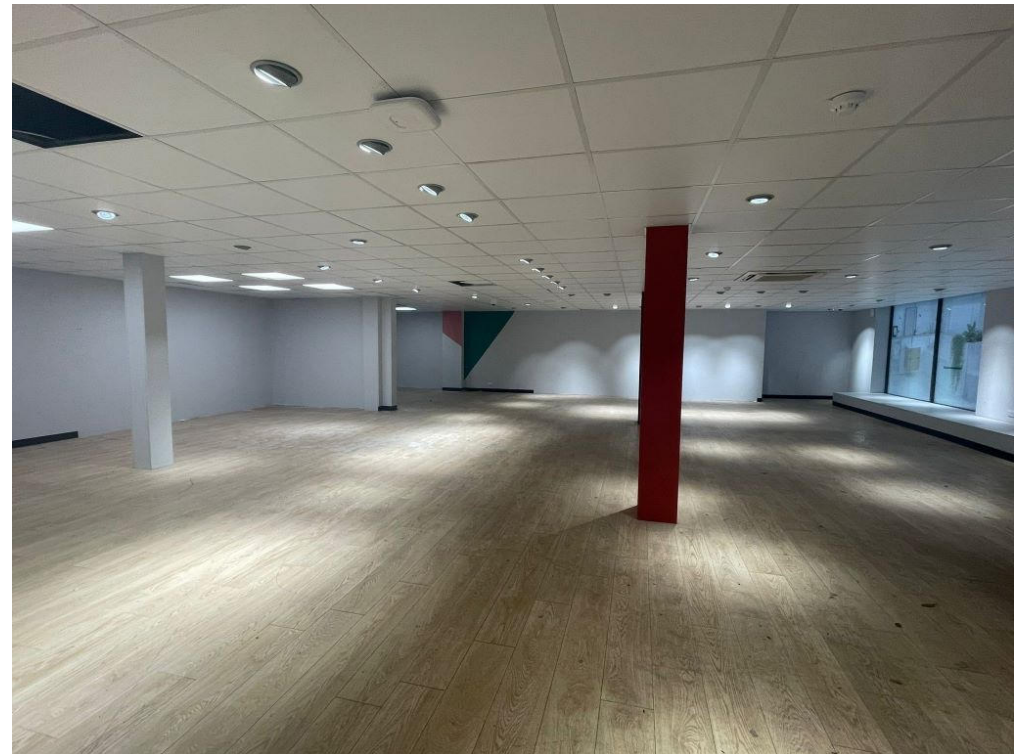
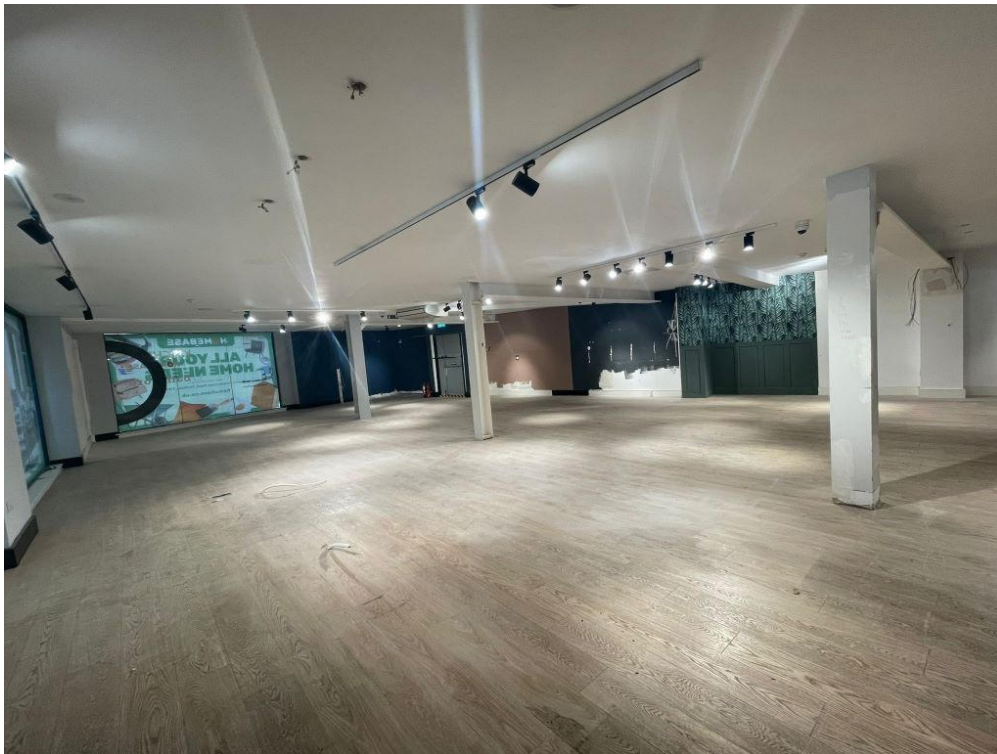
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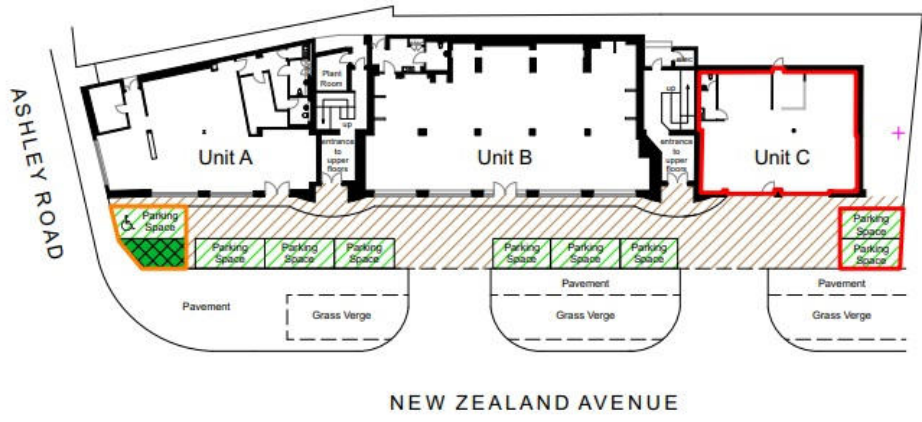
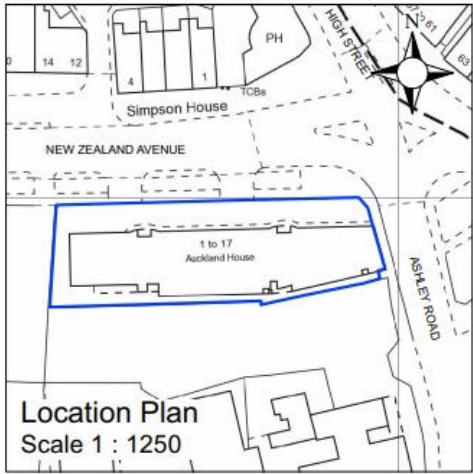
## Accommodation & Rent Schedule

The property offers the following (GIA) approximate dimensions

Unit	ITZA	Sq M	Sq FT	Rent	Service Charge	Comments
A	1465	184.5	1986	£50,000	TBC	3 Car parking spaces
B	2193	276.2	2973	LET		3 Car parking spaces
C	1130	130.53	1405	£35,000	TBC	2 Car parking spaces



**UNIT C**  
**Commercial Premises**  
**Auckland House**  
**New Zealand Avenue**  
**Walton On Thames**  
**KT12 1PL**



Legend	
	Demise of unit
	Parking spaces
	Shared disabled parking space between all units
	Inaccessible area

**Viewing**

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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