

GOLDING COMMERCIAL

Surrey & South London



159 Hersham Road

Walton-on-Thames, KT12 5NR



Retail Unit to Let:

Ideal for many different uses: barber shop, hairdressers, beauticians, convenience store, small office and many more.

Rent: £14,000 per annum

Total Area: 425 sq ft

This unit offers a versatile, open-plan layout with a large shopfront window that provides excellent visibility and abundant natural light, perfect for attracting footfall. An awning has also been installed, enhancing curb appeal and offering additional signage opportunities. The space is ready to be customized to suit your specific business needs. Available on a 10-15 year full repairing and insuring lease.

Key Features:

- Prominent frontage with forecourt
- Open-plan layout, easily adaptable
- Suitable for a range of retail uses (STP)
- This property may qualify for Small Business Rates Relief
- Well-positioned on a busy main road.
- Close to local amenities and transport links

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**159 Hersham Road****Walton-on-Thames, KT12 5NR****Space:**

Retail Area:	377 Sq Ft	35 Sq M
Utility Area:	48 Sq Ft	4.5 Sq M
Total Area:	425 Sq Ft	39.5 Sq M

Measurements are approximate

Utilities:

Electricity and water are connected.

Outgoings:

Rent: £14,000 per annum, paid quarterly in advance.

Maintenance covenant charge: To be advised

Buildings insurance: To be advised

Business rates and utilities.

Enquire today to arrange a viewing or for further information: 01737 551116