

14 High Street |
Thames Ditton | KT7 0RY

Lock-Up Shop | To Let



Key features

- Well located on High Street
- Ground floor lock-up shop
- New lease available
- First floor flat available separately

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Location

The shop is well located in the heart of Thames Ditton on the High Street comprising a wide range of flourishing independent businesses in addition to national multiples Costa and Budgens. The High Street benefits from free parking and is a short walk from Thames Ditton Overground Station and public car park. Thames Ditton is an attractive & affluent town situated by the River Thames approximately 14 miles south west of central London with regular rail services to London Waterloo.

Description

The property comprises a ground floor lock-up shop providing sales and ancillary space. The building benefits from a side yard which can be accessed from the high street for deliveries.

Accommodation

The property has the following approximate floor areas:-

Ground floor sales		54.34 Sq.m		585 Sq.ft
Ground floor anc		15.88 Sq.m		171 Sq.ft
TOTAL		70.22 Sq.m		756 Sq.ft

First floor residential flat

A self-contained 3 bedroom first floor flat may be available by way of separate negotiation. Further details can be provided on request.

Terms

Subject to vacant possession, the premises are available by way of a new lease, on terms to be agreed.

Rent

£24,500 per annum exclusive of VAT (if applicable).

EPC

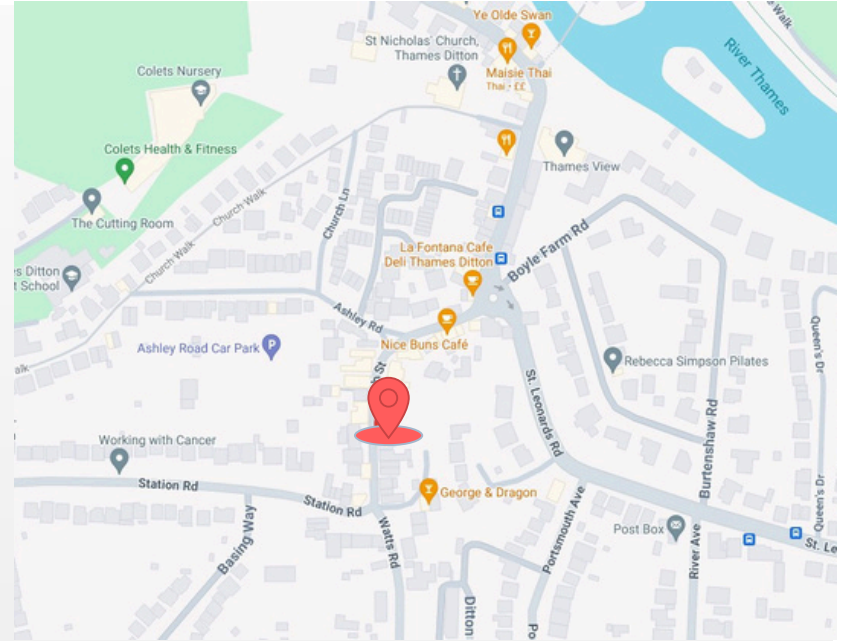
An EPC has been commissioned and is awaited.

Rates

The Rateable Value from April 2024 is £11,500. For rates payable please refer to the Local Charging Authority, Elmbridge Borough Council - 01372 474474.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



Contact

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VIEWINGS - Strictly by appointment

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- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee;

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