



## 34 - 38 CHURCH STREET, WALTON ON THAMES KT12 2QS

### Summary

- Freehold building comprising 4 x retail units with sold off residential units above extending to 2,2504ft<sup>2</sup> and situated on a site of 0.1 acres
- Part let producing £21,500 per annum with potential for future rental growth with an ERV of £65,500pa
- Located in the affluent Surrey area of Walton-on-Thames
- Offers invited in the region of £650,000 for the freehold interest which reflects £288psf and 9.57% on the ERV

### Description

The existing properties comprises 3 x adjoining retail units which front onto Church Street with residential upper parts (residential apartments sold off on long leases).

An additional single-storey retail unit is located to the rear of the parade.

The existing properties extend to 2,250ft<sup>2</sup> in total situated on a site of approximately 0.1 acres.

### Location

The property occupies a prominent position along Church Street (A3050) within the affluent Surrey area of Walton-on-Thames.

The Heart Shopping Centre and High Street are located within walking distance of the property (0.1 miles).

Walton-on-Thames train station is located 1.1 miles from the property providing frequent services into London Waterloo in 26 minutes.



Accommodation Schedule

Unit	Tenant	NIA ft <sup>2</sup>	Rent £pa	Start Date	Break Date	Rent Review Date	End Date
34 Church Street	Vacant	753	£0	-	-	-	-
36 Church Street	Vacant	671	£0	-	-	-	-
36 Church Street - Rear	Vacant	195	£0	-	-	-	-
38 Church Street	Jalil Khwaja Siddiqui	631	£20,500	23/09/2018	23/09/2028	23/09/2023	22/09/2043
36a Church Street - Flat 1	Harry Robert Paul Ross	-	£250	10/03/2017	-	-	09/03/2142
36a Church Street - Flat 2	Holmes Street Property Ltd	-	£250	21/12/2020	-	-	21/12/2145
36a Church Street - Flat 3	Liviu Tufescu	-	£250	09/04/2021	-	01/01/2035	09/04/2146
36a Church Street - Flat 4	Aiden Roberts	-	£250	07/06/2019	-	-	06/06/2144
<b>Total</b>		2,250	£21,500				

### Tenancy

3 of the retail units are currently vacant offering potential for future rental income. Offers have been received but not accepted to rent units 34 and 36 Church Street at a combined rent of £44,000 per annum, further information is available upon request. 38 Church Street is let at a passing rent of £20,500 per annum.

The first and second floors comprise 4 x residential flats which are sold off on 125 year long leases producing £1,000 per annum in ground rent.

Based on the current income and offers received an ERV in the region of £65,500pa is expected.



### Tenure

The property is being sold freehold.

### VAT

We understand the property is not elected for VAT.

### Terms

Offers invited in the region of £650,000 for the freehold interest which reflects £288psf and 9.57% on the ERV.

### Contact

To discuss any aspect of this property or the disposal process, please contact the Seller's sole agent:

Jordan Oldfield 020 7183 2529

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