



Bridge Street, KT12

£749,950

Dexters are delighted to present for sale a mixed-use freehold investment opportunity featuring two let commercial units on the ground floor and a split level four-bedroom self-contained maisonette.

Located within the heart of Walton-on-Thames within 180 meters of The Heart Shopping Centre, featuring a plethora of local shops, coffee shops, restaurants, public houses and supermarkets including Waterstones Book Shop, Caffe Nero, Wagamama, ALDI and Sainsbury's. There are numerous river walks and bike rides along the Thames which is within 344 meters.

Commercial Unit 1 - Let to Mañana, a Mexican restaurant on a newly signed 5-year commercial lease with a Passing Rent of £18,000 per annum.

Commercial Unit 2 - Let to Tops Pizza, with a Passing Rent of £16,200 per annum.

The split-level four-bedroom self-contained maisonette occupies the first and second floor, two of the four rooms are independently let achieving a combined Passing Rent of £17,280 per annum. The combined Estimated Rental Return (ERV) for the vacant two-rooms is £18,000 per annum.

Combined Potential Passing Rent £69,480 per annum, representing a Gross Yield of 9.26%.

Tenure - Freehold HM Land Registry Title Number SY306589.

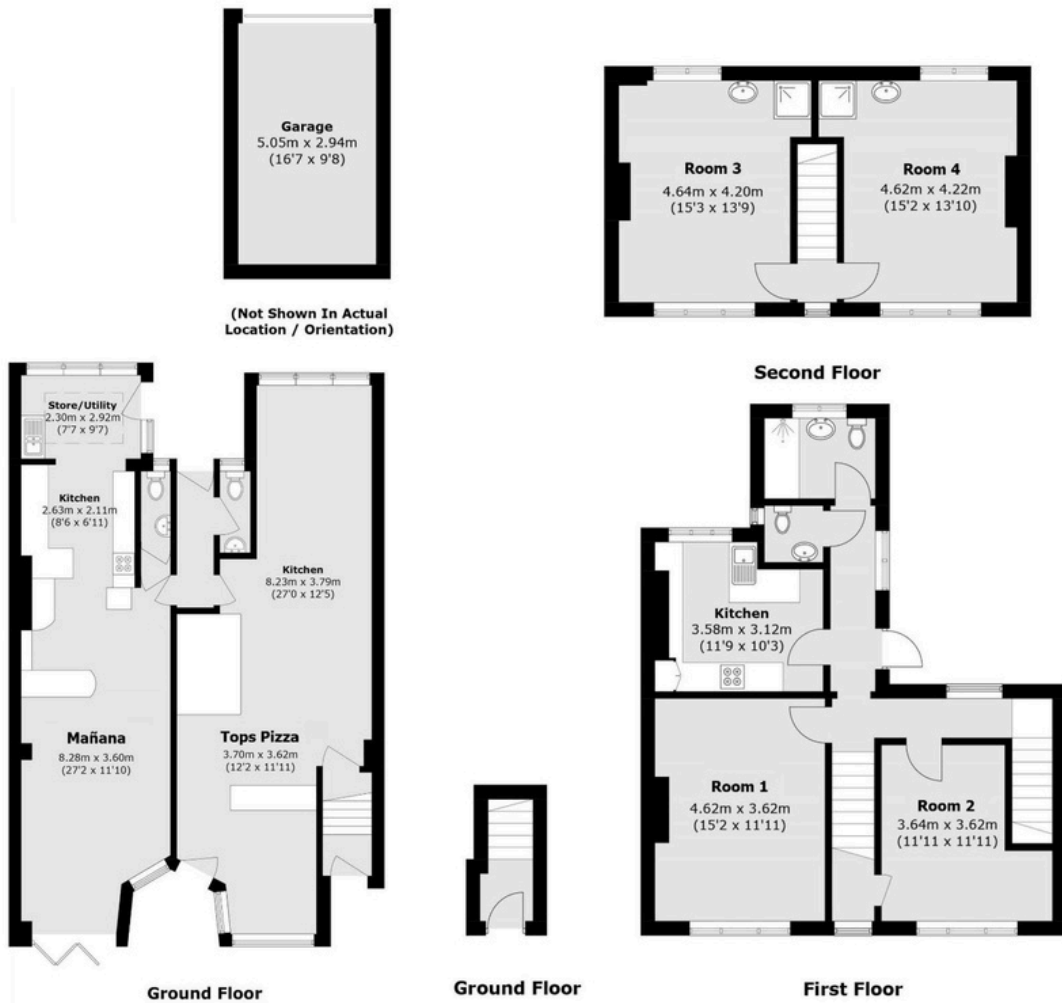
Available with no onward chain.

Features

- Mixed-use freehold sale
- 2x commercial units
- Four-bedroom split level flat
- Parking to the rear
- Town centre location
- Available with no onward chain

27 Bridge Street, Walton-on-Thames, Surrey KT12 1AF

Full Floor Plan



Residential Area: (approx.): 117.6 sq. m (1,265.7 sq. ft)
(Including Garage)

Commercial area (approx.): 101.7 sq. m (1,094.6 sq. ft)



Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.
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