



Regency House, 61 Walton Street,
Walton on the Hill, Surrey, KT20 7RZ

CLASS E / RETAIL /
OFFICE / STORAGE

TO LET

PROPERTY SUMMARY

- **Ground Floor Class 'E' / Retail / Office / Storage**
- **Includes rear detached stores, garage and parking**
- **Suitable for a variety of uses**
- **Attractive Village location**
- **Total area 1,392 sq.ft. (129.3 sq.m)**
- **Includes garage plus 1 parking space**
- **£18,250 per annum exclusive**

LOCATION

The premises occupy a good location on the B2220 Walton Street which is the principal road running through Walton on the Hill. Walton on the Hill is an attractive and affluent village situated midway between Reigate and Epsom and is just inside the M25, benefitting from good road and rail connections with Junction 8 of the M25 close by at Reigate Hill. Tadworth Railway Station is a short distance away providing regular services to Croydon and London.

PROPERTY SUMMARY

The premises comprise an attractive Class E / Retail / Office unit with a detached storage building, single garage and parking space.

Ground floor front	411 sq.ft	(38.18 sq.m)
Storage	56 sq.ft	(5.20 sq.m)
Office	128 sq.ft	(11.89 sq.m)
Kitchen / staff	151 sq.ft	(14.03 sq.m)
Detached stores	<u>646 sq.ft</u>	<u>(60.01 sq.m)</u>
Ground Floor Total	1,392 sq.ft	(129.32 sq.m)

Outside – Single garage and right to park 1 vehicle in rear car park

TERMS

The premises are available to let on a new effective full repairing lease for a term to be agreed at a rent of £18,250 per annum exclusive

Subject to Contract.

RATES

The Valuation Office Agency Website describes the part ground floor as “Shop and Premises” and advises the 2023 Rateable Value is £9,000. The current UBR is 49.9 pence in the £. **We understand the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Tandridge District Council.

VAT

We understand that VAT is **not** applicable to the rent.

EPC

The part ground floor has an EPC Rating of D (96).

COSTS

Each party to bear their own costs.

For further information or to view please contact:

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