



24 Walton Street,
Walton on the Hill, KT20 7RT

Retail & Residential
Opportunity

FOR SALE

PROPERTY SUMMARY

- **Rare commercial and residential opportunity**
- **Central Village location**
- **Spacious accommodation across 3 floors**
- **Self-contained 1 Bedroom flat plus converted loft room**
- **Loft Room accessed via staircase**
- **Large rear garden & outbuilding**
- **Freehold price £450,000 (subject to contract)**
- **Full Vacant Possession**
- **No VAT**

LOCATION

Walton Street is located in Walton on the Hill village, which has several local businesses, including a coffee shop, pizza place, butcher, four pubs, a Co-op supermarket, barber, chemist, Indian restaurant, Chinese takeaway, and the Spaghetti Tree Italian restaurant.

The Village also has Walton Primary School, two nurseries, and Walton Heath Golf Club. Walton Heath is nearby, and a short walk takes you to Tadworth village, which has shops including a butcher, wine merchant, fishmonger, bakery, and coffee shop. Tadworth also has a mainline train station with services to London Bridge and Victoria. The property is close to Epsom, Reigate, and Dorking, and less than 5 miles from the M25 (Junction 8)



PROPERTY DESCRIPTION

This property includes a ground-floor commercial space with front and side access, a self-contained 1-bedroom maisonette, a converted loft room with staircase access, a large studio / outbuilding at the rear and private gardens. It offers potential as a home, workplace and / or investment.

The commercial space has a double-bayed shop window with a central door leading to a retail/office area, followed by a rear office, open-plan kitchen, and a WC. There is also a separate side door for kitchen access. The maisonette has a private entrance on the side, with a lounge, bedroom, kitchen, and bathroom on the first floor. The loft room is accessible via stairs from the lounge.

At the rear, there is a side pedestrian access and a 23-foot studio / outbuilding with versatile potential. The garden is gravelled and fenced.

EPC

This property has an EPC Rating of E (49) for the flat. Shop to be assessed.

TENURE

Freehold.



SALE PRICE

We are instructed to seek **£450,000** for the freehold, subject to contract.

VAT

We understand that VAT is **not** applicable to the sale price.

LEGAL COSTS

Each party is to pay their own costs.

For further information or to arrange a viewing please contact:

Joe Yorke Bsc Hons Tel: 01737 222835

Email: joe@raynerscommercial.com

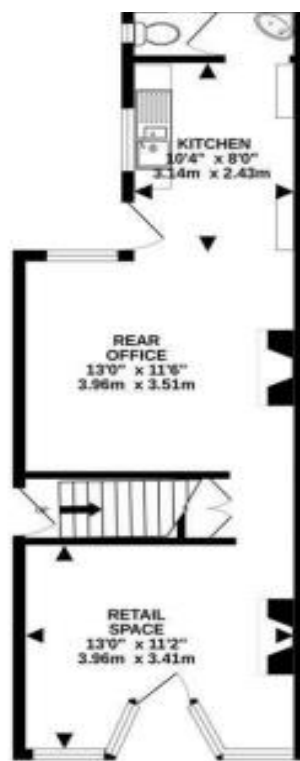
Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com

Or our Joint Sole Agents Kennedy's 01737 817718



Not to Scale, For indicative purposes only



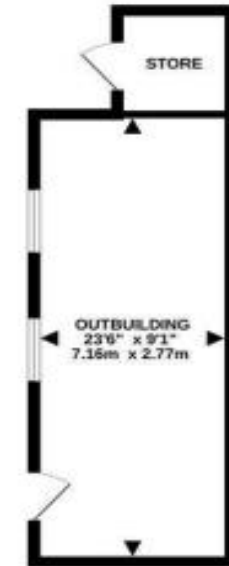
GROUND FLOOR



1ST FLOOR



2ND FLOOR



OUTBUILDINGS

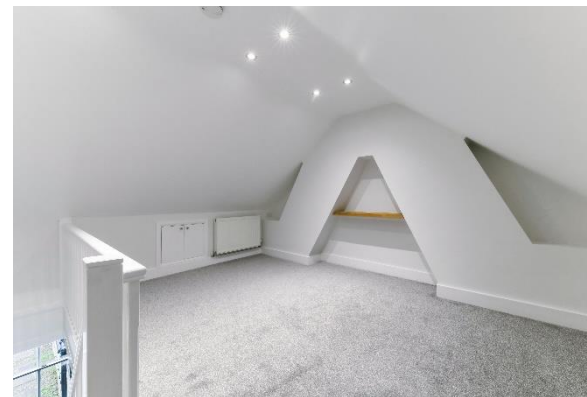


FLAT 66.4 SQ.M COMMERCIAL SPACE 36.6 SQM OUTBUILDINGS 22.5 SQM

TOTAL FLOOR AREA : 1351 sq.ft. (125.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

Energy Efficiency Rating		Current	Maximum
Why energy efficient - lower running costs			
A	B		73
C	D	41	
E	F		
G			
EPC energy efficient - higher running costs			
England & Wales			
EPC Directive 2002/91/EC			



DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd.

The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.