

# Retail Property



# DOWNING ASSOCIATES

## WALTON ON THAMES 143 Hershams Road KT12 1RR



Remaining Retail Unit To Let  
4000 sq ft. May Split. Ample car parking  
Adjacent unit under Offer to Tesco Express

### Location

The premises are situated in a prominent main road location on the junction of Hershams Road and Noble Street, approximately equidistant between the settlements of Hershams and Walton on Thames.

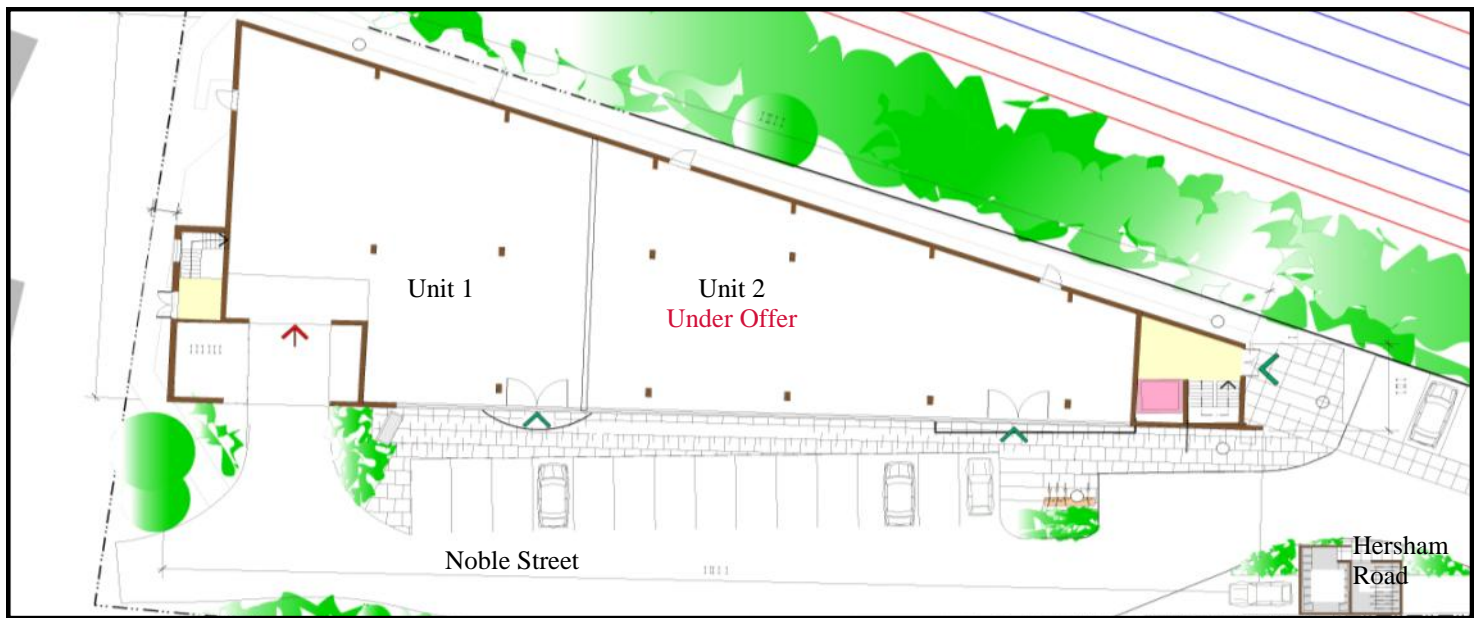
The premises are adjacent to Robins and Day (Peugeot) Car Dealership and other retail occupiers in the vicinity include a variety of independent traders and Trade Counter units.

[www.downing-associates.co.uk](http://www.downing-associates.co.uk)

Tel: 01483 454141

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Howard Buildings  
69/71 Burpham Lane  
Burpham, Guildford  
Surrey



## Description

Unit 1 will comprise of a new retail unit finished to shell specification with N.I.A of approximately 4,000 sq ft (371.6 sq m). Consideration will be given to subdivision on the basis of a 50/50 split.

## Terms

The premises will be made available on a new 15 year FRI lease providing for 5 yearly rent reviews.

## Rent

£75,000 p.a.x.

## Use

A1

## Timing

Construction will commence shortly and the premises will be available for occupation late 2011.

## Legal Costs

Each party to be responsible for their own legal costs.

## Contact

For further information please contact the sole agent:-

Nick Downing Direct Dial 01483 454140

E mail : [nick@downing-associates.co.uk](mailto:nick@downing-associates.co.uk)

### MISREPRESENTATION ACT

These particulars are set out as a general online only for guidance of intended purchases. Measurements are approximate and for guidance only. The agents and vendor take no responsibility for any error, mistakes or omission in these details. These particulars do not constitute an offer contract and members of the agents firm have no authority to make any representation or warranty in relation to this property. All prices and rents are exclusive of rates service charge and VAT if applicable.

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