

COMMERCIAL PROPERTY

SHOWROOM/OFFICE PREMISES

June 2011

TO LET

1,421 sq ft (132 sq m)




**141 HERSHAM ROAD, WALTON ON THAMES,
SURREY, KT12 1RW**

Telephone: 01932 823614 Fax: 01932 854 370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

<p>Description:</p> <p>The property comprises a self-contained former kitchen showroom with first floor office accommodation. The building is of traditional construction with painted render to the external walls under a pitched tiled roof. The property benefits from parking, combined cooling and heating, kitchenette and WC facilities.</p>	<p>Terms:</p> <p>The property is available on a new full repairing and insuring lease for a term to be agreed.</p>												
<p>Location:</p> <p>The premises are situated slightly set back from Hersham Road next to Walchry Motors (Peugeot Dealer) and Vincent Flooring. The Town Centre is located approximately 1 mile to the North. Walton on Thames is well located for the motorway network being approx. 3 miles to the M3 (J1) which provides a fast link to the M25 J13 giving easy access to Heathrow and Gatwick international airports, while the A3 is approximately 4 miles to the south. The mainline station is approximately 10 minutes walking distance and provides a fast and frequent service to London Waterloo, average journey time 30 minutes.</p>	<p>Business Rates:</p> <p>Rateable Value £6,900</p> <p>Rates Payable £2,987.70 p.a.</p> <p>UBR: 43.3p in the £ (2011/2012)</p> <p>All applicants are advised to verify the above information with Elmbridge Borough Council.</p>												
<p>Legal Costs / VAT:</p> <p>Each party to bear their own legal costs incurred in the transaction.</p> <p>Prices are quoted exclusive of VAT which may be charged.</p>	<p>Rent:</p> <p>£24,000 per annum exclusive.</p>												
<p>Floor areas:</p> <p>The property has been measured on a net internal basis as follows:-</p> <table border="1" data-bbox="81 1568 791 1937"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>684</td> <td>63.50</td> </tr> <tr> <td>First Floor</td> <td>737</td> <td>68.50</td> </tr> <tr> <td>Total</td> <td>1,421</td> <td>132.00</td> </tr> </tbody> </table>		sq ft	sq m	Ground Floor	684	63.50	First Floor	737	68.50	Total	1,421	132.00	<p>Viewing & Further Information:</p> <p>Strictly by prior appointment through sole agents Curchod & Co contact Richard Newsam or David Gawne.</p> <div data-bbox="924 1570 1359 1854" style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> <p>www.curchodandco.com</p> </div> <p> rnewsam@curchodandco.com dgawne@curchodandco.com </p>
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SUBJECT TO CONTRACT