



2 CLASS E UNITS WITH ALLOCATED CUSTOMER PARKING  
RENTS FROM £35,000 & £75,000 PER ANNUM  
UNITS B & C AUCKLAND HOUSE, NEW ZEALAND AVENUE, KT12 1PL

 **Willmotts**  
The Complete Property Service  
020 8748 6644

- 2 LOCK UP CLASS E UNITS REMAIN
- EACH WITH ALLOCATED CUSTOMER PARKING
- NEW LEASE

### Location

The Walton-on-Thames is a market town on the south bank of the river Thames. The town itself consists mostly of affluent suburban streets, with a historic town centre of Celtic origin. It is one of the largest towns in the Elmbridge borough and according to

the 2011 Census, the town has a total population of 22,834 and the borough 136,400 .

It is around 19 miles from Central London and is served by a wide range of transport links.

The town is well located just to the south of the A308 trunk road, which provides direct access to junction 12 of the M25 (London orbital Motorway) approximately 7 miles away. Walton is approximately 7.5 miles from Heathrow Airport and 31 miles from Gatwick.

Walton-on-Thames is served by Walton-on-Thames main line railway station, which provides 4 trains per hour to London Waterloo, with the semi-fast services taking only 25 minutes to reach the terminus. This has proven pivotal to the demographics and to the town's growth/development. The Heart is an exciting retail and residential complex built in the 1960s. The main part of the centre, has several brand retailers including Next, Waterstone's, H & M and River Island. Restaurants along the New Zealand Avenue side of The Heart include Carluccios, Nando's, Pizza Express and Wagamama. Further restaurants exist along the High Street.

### Description

The subject property was built in the late 1950's which has subsequently been converted to provide retail at ground floor and residential above. It is of concrete frame construction with cavity brick walls beneath a flat roof.

The property comprises a detached building with three well configured ground floor retail units, Internally the retail units benefit from large display windows and provide open plan sales area, with ancillary staff accommodation. The property is accessed via New Zealand Avenue and has the benefit of 9 on site car parking spaces including 1 disabled car parking space, which are reserved for commercial tenants and their customers.

- UNIT SIZES 1,405 SQ FT & 2,973 SQ FT
- DISABLED PARKING
- NO PREMIUM

### Terms

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews.

### User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### EPC

The property have the following ratings;

UNIT A - C(74)      UNIT B - C (62)      UNIT C - C(60)

A copy of the EPC will be available upon request.

### Rateable Value

We are advised by the VOA website that the property has the following Rateable Values; UNIT A- £53,000      UNIT B - £ 78,500      UNIT C £40,000  
however interested parties should make their own enquiries.

### Local Authority

Elmbridge Borough Council

### Service Charge

We are advised that the commercial units pay a total of 36.13% of the service charge budget. A copy of the budget for 2024 can be made available.

### Legal

Each party to bear its own legal costs.

### VAT

The property has been elected for VAT, so it shall be charged upon the rent.

### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

#### Important Notice

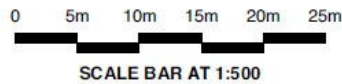
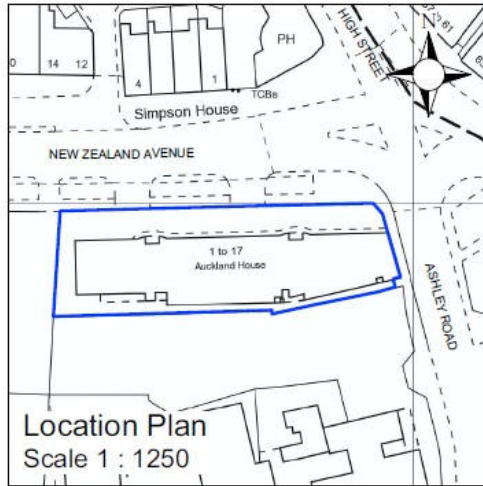
1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
- 3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

**RICS**the mark of  
property  
professionalism  
worldwide

Commercial Premises, Auckland House  
 New Zealand Avenue  
 Walton On Thames  
 KT12 1PL

Scale 1:500

Site Plan



NOTES	
Magnolia Square Limited 57 Rathbone Place London W1T 1JU  020 7479 4855	
PRINT AT A4	
PROJECT Auckland House New Zealand Avenue Walton On Thames KT12 1PL	
MEASURED SURVEY	
DRAWING TITLE LEASEPLAN	
SCALE 1:500	DATE NOV 2020
DRAWING NUMBER 1	20497



The Complete Property Service

020 8748 6644

### Accommodation & Rent Schedule

The property offers the following (GIA) approximate dimensions

Property			Tenancy			Rent		Comments
No.	Floor	Type	ITZA	Sq.M	Sq.Ft	£pa	Zone A	
A	Ground	Retail	1130	131	1406	<b>UNDER OFFER</b>	N/A	3 CAR PARKING SPACE
B	Ground	Retail	2193	276	2973	£75,000	£34.20	3 CAR PARKING SPACE
C	Ground	Retail	1465	185	1986	£35,000	£23.89	2 CAR PARKING SPACE



### Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

Huseyin Zafer  
M: 07918482210  
E: h.zafer@willmotts.com

Emily Bradshaw  
M: 07920 769395  
E: e.bradshaw@willmotts.com

Varol Zafer  
M: 07900 224967  
E: v.zafer@willmotts.com

Shahid Sadiq  
M: 07961 410931  
E: s.sadiq@willmotts.com

<https://www.willmotts.com/commercial-agents>

FV900OCT24



The Complete Property Service

020 8748 6644

