

Prime shop to let.

Walton on Thames, Unit 8B The Heart.

KT12 1GH.



Affluent London commuter town.

Anchored by Sainsbury's.

Dominant retail pitch.

Contact.

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Location.

The Heart is the prime shopping destination in Walton-on-Thames and is anchored by **Sainsbury's** and **Next**. The centre boasts a strong national tenant line up including **Sports Direct**, **New Look**, **Monsoon**, **Claire's**, **Waterstones**, **Gymfinity**, **Rock Up** and **Pure Gym**. In addition The Heart is home to a comprehensive F&B offering with occupiers such as **Wagamama**, **Five Guys**, **Carluccio's**, **Nandos** along with an 800 space car park and 279 apartments above.

Unit 8B is situated along New Zealand Avenue, adjacent to **Five Guys** and in close proximity to **Nandos**, **Pizza Express** and **Costa Coffee**.

Accommodation.

Net internal floor areas:-

Ground Floor	150 sq m	1,615 sq ft
First Floor	118.54 sq m	1,276 sq ft

Rent.

£60,000 per annum exclusive.

Business Rates.

Rateable Value £33,500

UBR (2024/25) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 01372 474474.

Lease Terms.

Available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Service Charge.

The estimated annual service charge is £28,678 per annum.

Energy Performance Certificate.

Band B. Report available on request.

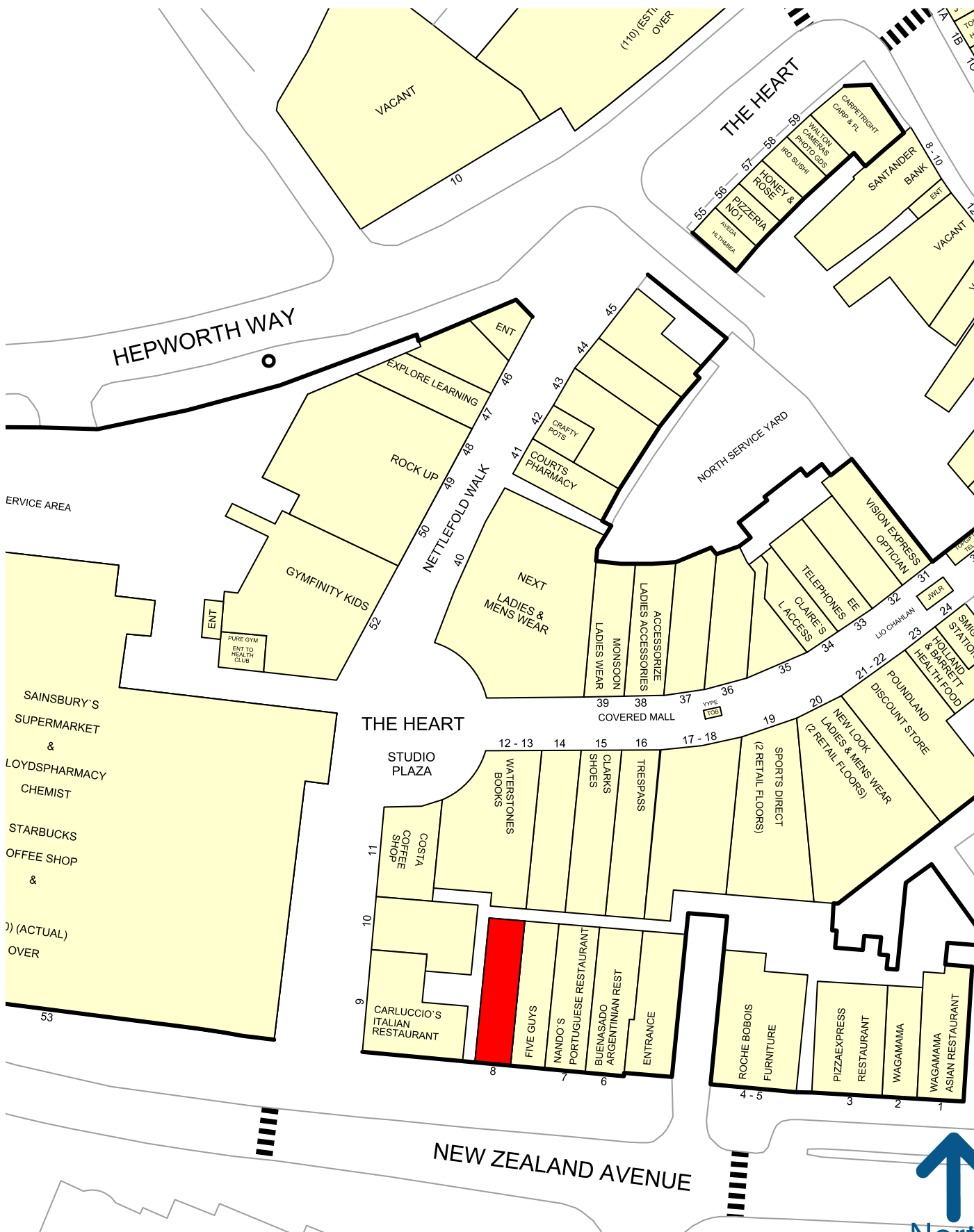
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

July 2024

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