

REAR OF 105-111 | HERSHAM ROAD

WALTON-ON-THAMES KT12 1RN

- Potential for refurbishment / redevelopment (STPP)
- 1 mile from Walton-on-Thames town centre
- Good local amenities
- Large public car park 100 metres away
- Walton-on-Thames train station 9 mins walk (Waterloo 30 mins)
- 4 dedicated car parking spaces

FREEHOLD SALE | TOTAL NET INTERNAL AREA 2,237 FT² (207.82 M²)

Self-Contained Office with Refurbishment Potential (STPP)

GrayPoint

Unique self-contained office/storage building with potential for refurbishment and redevelopment (STPP)

DESCRIPTION

A rare freehold opportunity to acquire a versatile Use Class E commercial property extending to 2,237 ft² arranged over two storeys at the rear of the retail parade on Hersham Road. The building offers flexible office accommodation with significant potential for refurbishment or redevelopment (subject to planning). The site includes 4 car parking spaces with a right of way via an access road by shop 121 Hersham Road.

INVESTMENT AND DEVELOPMENT POTENTIAL

Owner-Occupier
Ideal for a business requiring flexible office accommodation and parking

Refurbishment
Modernise the existing accommodation to enhance rental value

Redevelopment
Potential for alternative uses subject to planning consent

Investment
Strong rental demand in Walton-on-Thames for Class E commercial space



PRICE
Offers in excess of £400,000

TENURE
FREEHOLD

VAT
We believe the property is not elected for VAT

RATES & CHARGES
Rateable Value £25,000 (payable £9,311.28)

EPC RATING
B (44)

ACCOMMODATION

MAIN OFFICE	
Ground Floor	779 ft²
First Floor	838 ft²
ADJOINING BARN (FLEXIBLE STORAGE/WORKSHOP SPACE)	
Ground Floor	304 ft²
First Floor	316 ft²
TOTAL NET INTERNAL AREA (NIA)	**2,237 ft² (207.82 m²)**

The property has a reception, kitchen, shower/WC, small office, air conditioning and 4 car parking spaces.







Viewings - strictly by appointment only.



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