

RETAIL UNIT - TO LET

THAMES DITTON - 14 HIGH STREET, KT7 0RY

**Mason
Partners**



Location

Thames Ditton is a picturesque village on the Thames situated between Surbiton/Kingston and Esher. The subject property is located in a prominent position. Nearby occupiers include Costa and Budgens as well as many local businesses.

Accommodation

The property comprises the following floor approximate area:

Ground Floor NIA: 739 Sq Ft (68.66 sqm)

Tenure

The premises is available by way of assignment of a lease expiry on 17th June 2026. Alternatively, a surrender and new lease could be entered in to.

Rent

£20,215 pax

Rating Assessment

Rateable Value - £11,500

Interested parties are advised to make their own enquiries with Elmbridge Borough Council. on Tel: 01372 474474 on Tel: 01942 705 109 to verify this information.

Planning

It is understood that the premises has a Class E planning consent.

Interested parties are advised to make their own enquiries with the Elmbridge Borough Council. on Tel: 01372 474474.

EPC

An EPC is available on request.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

Joe Pearce
Chris Mason

07827 973 962
07831 651 799

joepearce@masonpartners.com
Chrismason@masonpartners.com

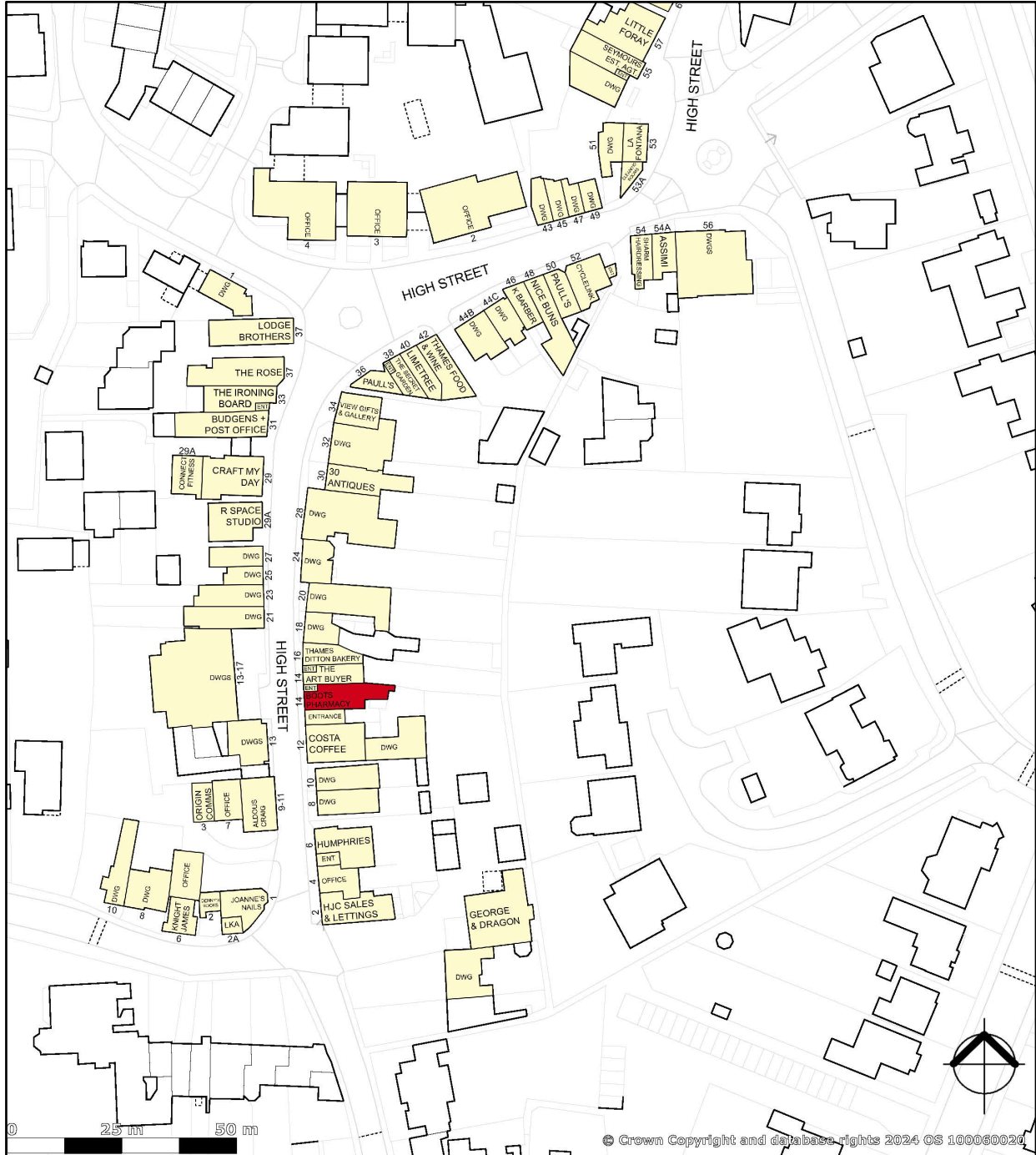
0151 227 1008

masonpartners.com

PRIME SHOP UNIT TO LET

THAMES DITTON - 14 HIGH STREET, KT7 0RY

Mason Partners



Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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