

# 21a High Street, Walton-on-Thames, Surrey KT12 1DG

Prime Freehold Retail Investment with Residential Development Opportunity

**Lot 24**

£26,300 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	72.96 sq m (785 sq ft)	TCCT RETAIL LIMITED	5 years from 02/10/2013 expiring	£26,300
First	Ancillary	24.80 sq m (267 sq ft)	(1) t/a Thomas Cook	01/10/2018 on a full repairing and insuring lease (holding over) (2)	
<b>Total</b>		<b>97.76 sq m (1,052 sq ft)</b>			<b>£26,300</b>

- (1) For the year ending 30th September 2017, TCCT Retail Limited reported a turnover of £257,777,000 (Source: Experian Group 14/06/2019). Thomas Cook became an international travel company in 1841 and is now the world's best known travel company and has over 450 stores across the UK (Source: thomascook.com 14/06/2019).
- (2) The tenant served notice on 29/08/2018 requesting a new lease. The landlord opposed the request for a new lease on redevelopment grounds and the tenant is currently in occupation and holding over.

## Key Details

- Entirely let to TCCT Retail Limited (t/a Thomas Cook)
- Planning permission recently granted (June 2019) for extension, alteration and partial change of use, to create three flats (2 x one bed circa 600 sq ft each, and 1 x two bed circa 900 sq ft) and rear garden space and side/rear terraces over first and second floors
- Adjacent to Boots the Chemist
- Directly opposite The Heart Shopping Centre, which includes retailers such as Sainsbury's, Next, Jigsaw, Carluccio's, Roche Bobois and The Body Shop
- Highly affluent Surrey commuter town
- Of interest to investors and developers

## Location

**Miles:** 7 miles south-west of Twickenham  
14 miles north-east of Guildford  
20 miles south-west of Central London

**Roads:** A244, A308, M3, M4, M25

**Rail:** Walton-on-Thames

**Air:** London Heathrow Airport

## Situation

Walton-on-Thames is an affluent and historic market town in Surrey, 20 miles south-west of Central London. The property is situated in a prime trading position on the northern side of High Street, directly opposite The Heart Shopping Centre which includes retailers such as Sainsbury's, Next, Jigsaw, Carluccio's, Roche Bobois and The Body Shop. Other nearby retailers on High Street include WHSmith, Boots the Chemist, Caffè Nero and McDonald's.

## Description

The property comprises a two storey building arranged as a ground floor shop with first floor ancillary accommodation.

## Planning

The property benefits from recently approved full planning permission for the extension, alteration and partial change of use of the existing two-storey A1 use building to create a three storey A1/C3 (residential) use building, incorporating three flats and side and rear terraces (Ref: 2018/3228). For further information please contact Elmbridge Borough Council on 01372 474474 or visit [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Energy Performance Certificate

Available from the legal pack at [acutus.co.uk](http://acutus.co.uk)



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