

UNIT 46, THE HEART WALTON ON THAMES, KT12 1GH

LUNSONMITCHENALL



LOCATION

The Heart is the prime shopping destination in Walton on Thames and is anchored by Sainsburys, Next and Debenhams. The Heart benefits from 800 car parking spaces with 279 apartments above.

The Centre provides a strong tenant line up which includes H&M, New Look, Monsoon, Clarks, Paperchase, The Body Shop, Smiggle, River Island and Waterstones.

Restaurant occupiers include Buenasado Steakhouse, Carluccio's, Gourmet Burger Kitchen, Nandos and Wagamama.

Unit 47 is situated in Nettlefold Walk in close proximity to Jigsaw, H&M Kids, Debenhams and Next.

ACCOMODATION

The unit provides the following approximate net floor areas:-

Ground Floor NIA	113.7 sq m	1,220 sq ft
Mezzanine	75.1 sq m	808 sq ft

RENT

Rental offers are sought in the region of **£60,000 per annum** exclusive of service charge, insurance, rates and VAT, payable quarterly in advance.

TENURE

The unit is available by way of a new effectively full repairing and insuring lease, subject to a service charge provision for a term to be agreed.

RATES

Rateable Value 2017:	£42,750
Estimated Rates Payable:	£20,477 pa

Interested parties are advised to verify the current rates payable with the Local Authority.

SERVICE CHARGE

The estimated annual service charge is **£11,062.97 per annum**.

COSTS

Each party is to be responsible for their own legal costs.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

AVAILABILITY

Available

EPC

Full report available on request.

VIEWING / FURTHER INFORMATION

Alice Stimpson: alices@lunson-mitchenall.co.uk

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020 7478 4979

Or via our joint agents Savills:

020 7499 8644

Subject to Contract - October 2017

LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

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