

Church View House, Outlands Lane, Curdridge, Southampton, SO30 2HD

T: 023 8000 2500 E: enquiries@rpullen.co.uk

**Commercial
Property Consultants**

GROUND FLOOR MAIN ROAD SHOP



Located in a prominent main road location close to The Heart Shopping Centre
Next to Dreams, Ripples, Roche Bobois, Hoops & close to Sainsbury's
Close to numerous restaurants - Wagamama, Pizza Express, Costa & Starbucks
On street parking in front of the shop and close to multi-storey car park

TO LET
22-24 NEW ZEALAND AVENUE
WALTON ON THAMES, KT12 1QD
FLOOR AREA 3,628 ft² (337 m²)

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

Location

The property is located in a very prominent position fronting onto New Zealand Avenue, the A244 main road, which joins to The High Street. The property adjoins The Heart Shopping Centre. Walton on Thames is well located being approx. 3 miles from M3 (J1) which provides fast links to M25. The mainline station is approx. 1 mile distant providing fast and frequent service to London Waterloo.

There are numerous retailers close by including Dreams, Ripples, Roche Bobois, Hoops cycles and Dignity Funerals. The property is also close to Sainsburys and various coffee shops include Costa and Starbucks. The Heart Development provides a large residential development and there are numerous restaurants located close by fronting New Zealand Avenue include Pizza Express, Wagamama and Five Guys.

Lay-by on Street car parking is available in front of the shop and there is also a multi-storey car park serving the Heart Shopping Centre adjacent to Sainsbury's.

Description

The property comprises a ground floor shop unit. The shop forms part of a larger retail parade with separate residential accommodation above.

There is a service road at the rear accessed from New Zealand Avenue.



Business Rates

The VOA has assessed the shop on the 2026 Rating list rating list with a Rateable Value of £54,500.

Energy Performance Certificate

The shop has been assessed with an energy performance asset rating of 60 (band C). A copy of the certificate is available for inspection.

Lease Term

The shop is available to let on a new full repairing and insuring lease incorporating a service charge for the maintenance of the building and common areas, for a term to be agreed subject to regular rent review.

Specification & Highlights

- Main Road location – A244
- Close to the Heart Shopping Centre
- Close to Dreams, Roche Bobois
- Close to Ripples, Hoops Cycles Sainsbury, Costa & Starbucks
- Close to Numerous Restaurants including Wagamama, Pizza Express, & Five Guys
- On-street parking in front of the shop
- Rear servicing access
- Close to town centre car park
- Internal front width – 34'2
- Shop Sales Depth – 68'2 which could be increased

Accommodation Summary

The accommodation has been measured on a net internal area basis, as follows:-

	m ²	ft ²
Sales Area	300.72	3,237
Store/staff areas	36.32	391



Rent

£55,000 pa excl of service charge and VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing and Further Information

Strictly by appointment with the sole agent through whom all negotiations must be conducted:-

Richard Pullen, Pullen Associates

Tel. 023 8000 2500

E-mail: richard@rpullen.co.uk

