franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526



Rent £23,500 Per annum **Size** 700 Square feet **Ref** #3404

Address

Address: 79 Queens Road

Postcode: KT13 9UQ

Town: Weybridge

Area: Surrey

Location

The premises occupy a prominent trading position on the highly regarded Queens Road, a sought-after retailing location. Situated amongst a strong mix of established independent retailers. There is convenient on-street parking immediately outside the premises, together with a public car park in close proximity, providing easy access for customers and visitors alike.

Description

An extremely well-presented lock-up shop extending to approximately 700 sq ft, with an internal frontage of 14'3". The accommodation is arranged to provide an attractive front retail/sales area, together with rear storage incorporating a kitchen/stock room. The property also benefits from a W.C. and a useful enclosed rear yard.

The unit should suit a variety of different uses under the E Use class.

There are approximately two years remaining on the existing lease at a rent of £27,500 p.a. and the premises are available either by way of an assignment of the current lease for two years or alternatively, the landlord is willing to grant a new lease on terms to be agreed at a new rent of £23,500 p.a.

EPC band C.

Early viewing recommended.

General Information

Tenure:	Leasehold
Rent:	£23,500 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a rateable value of £14,750 per annum, payable at the prevailing rate.
Lease details:	Approximately two years remaining on the current lease at £27,500 p.a. OR the landlord is willing to grant a new full repairing and insuring lease, subject to negotiation and agreement of terms at a new rent of £24,500 p.a.

Features

- ✓ 'E' Use class
- ✓ Available immediately
- ✓ Courtyard
- ✓ Favoured location

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.


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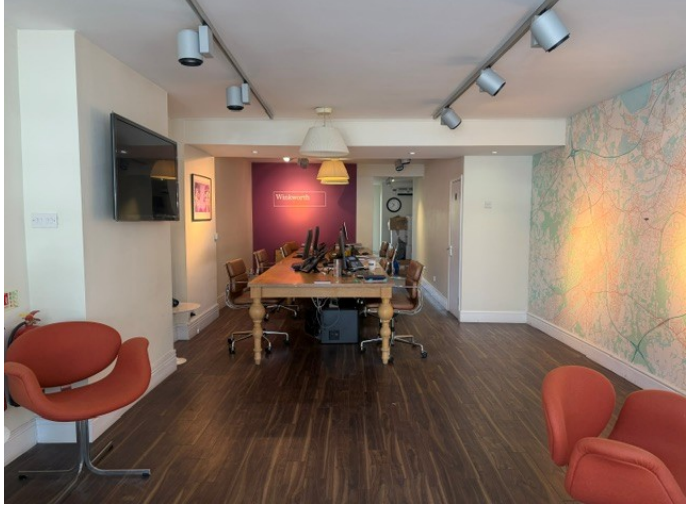
01932 854400
ACADEMY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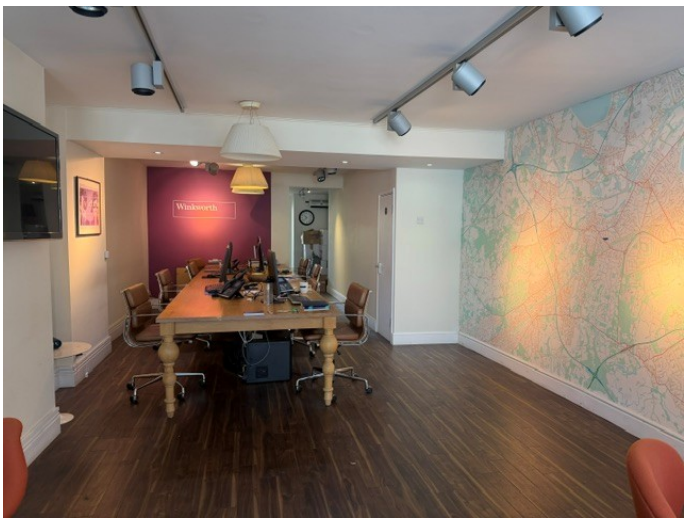
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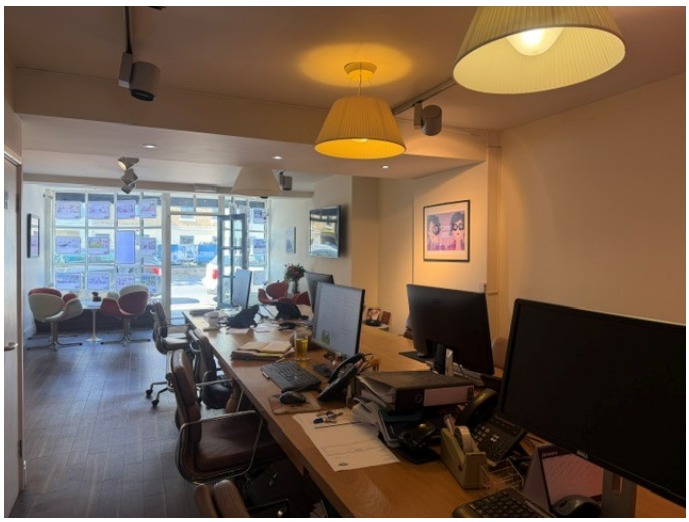
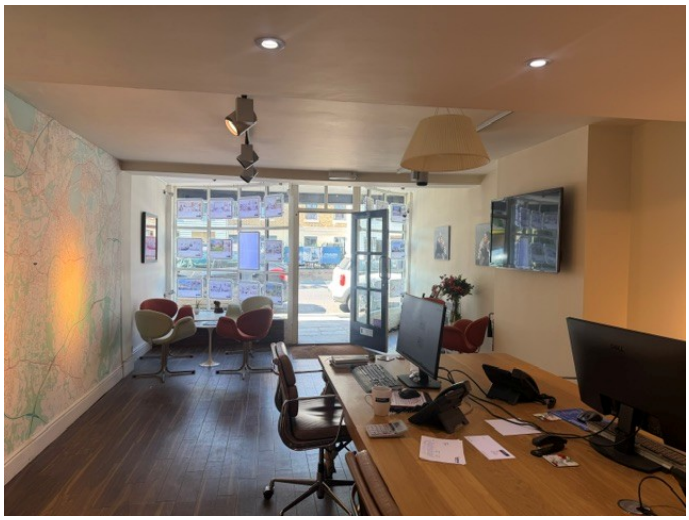



Winkworth














AGREED
Weekly Schedule






Winkworth
01932 854400