



Rent £29,000 Per annum

Size 1,400 Square feet

Ref #2845

Address

Town: Weybridge

Area: Surrey

Location

Situated on the busy A3050 close to the junction with Queens Rd and Monument Hill, on the outskirts of the town centre.

Description

Large ground floor, double-fronted premises located on busy road with plenty of passing traffic. Currently A1 use, but may suit a variety of different uses, subject to any necessary consents.

Off street parking on forecourt and to side of the property. 4 garages to rear available to rent at £1,600 p.a.

Two flats to the first and second floor that can be rented on separate AST agreements.

Please view by appointment only.

General Information

Tenure:	Leasehold
Rent:	£29,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V of £16,000, payable at the prevailing rate.
Lease details:	15 year lease from 22nd August 2016 with 5 yearly rent reviews and tenant's options to break in August 2021 and 2026. Alternatively a sub lease to August 2021 will be considered, or a new lease may be available for a term to be agreed.

Features

✓ Demised parking ✓ Double fronted ✓ Early viewing recommended ✓ Yard area

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.



