



**Rent** £18,000 Per annum exclusive

**Size** 425 Square feet

**Ref** #2876

## Address

**Address:** 122 Oatlands Drive

**Postcode:** KT13 9HL

**Town:** Weybridge

**Area:** Surrey

## Location

Attractive trading location in the charming Oatlands Village, directly opposite a large public car park and amongst an interesting mix of other retailers, restaurants and cafe's.

## Description

An opportunity to rent attractive retail premises in popular Oatlands Village, conveniently located opposite the public car park.

The shop is well presented throughout and offers a retail area of approximately 380 sq ft. There is a small stock room/ kitchenette to the rear which measures approximately 45 sq ft and a W.C.

The unit benefits from an acoustically glazed shop front, air conditioning, down- lighting and under floor heating.

EPC Rating C.

**(Library photos from 2020.)**

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£18,000 Per annum exclusive
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Lease details:</b>	Existing lease with approximately 4 years remaining.

## Features

- ✓ Air Conditioning
- ✓ Beautifully presented throughout
- ✓ Early viewing recommended
- ✓ Favoured location
- ✓ Parking close by
- ✓ Security alarm

## 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.



