



**Rent** £18,000 Per annum

**Size** 453 Square feet

**Ref** #2928

## Address

**Address:** 12 Baker Street

**Postcode:** KT13 8AU

**Town:** Weybridge

**Area:** Surrey

## Location

Popular street just off Weybridge High Street, full of interesting independent retailers, restaurants and cafe's, some of which are very long established.

## Description

### **Premium £25,000.**

Bright and presentable ground floor retail unit which would now be suitable for a variety of different uses under the new Use class E.

Formally a beauty salon the unit is currently separated into two separate rooms both of which have fitted shower units, providing a 'turn- key' opportunity for anyone wishing to occupy with a similar use.

The main reception area measures approximately 82 sq ft and the two rooms behind measure 113 sq ft and 120 sq ft. There is also a small kitchenette and wc with door to the rear. Total of approximately 453 sq ft including passageways etc.

On street parking is available as well as a large public car park on Baker Street.

**Early viewings recommended**

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£18,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £14,750 payable at the prevailing rate.
<b>Lease details:</b>	Existing F.R.I. lease with approximately 6.5 years remaining (lease not inspected by Franklin Commercial please verify.) The lease is drafted outside The Landlord and Tenant Act 1954.

## Features

- ✓ Excellent trading location
- ✓ High footfall
- ✓ Parking close by
- ✓ Premium required

## 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.



