



**Rent** £19,500 Per annum

**Size** 905 Square feet

**Ref** #3131

## Address

**Address:** 1 Balfour Road

**Postcode:** KT13 8HE

**Town:** Weybridge

**Area:** Surrey

## Location

Occupying a visible position on Balfour Road opposite the traffic light junction with plenty of passing traffic. Within close proximity to Weybridge High Street which has a good mix of chain and independent retailers. Close to the M25 and Weybridge Mainline station.

## Description

E use class premises lease assignment.

The premises would suit a variety of different businesses under the E use class.

The previous business had approximately 40 covers along with an open plan bar/serving area and a Commercial kitchen to the rear. There is one W.C. to the rear of the property along with a small store cupboard area. There is an element of extraction already in place.

The property includes a small area to the front where occupiers could place some further tables and chairs.

Viewings to be arranged by appointment via Franklin Commercial.

## General Information

|                        |  |
|------------------------|--|
| <b>Tenure:</b>         | Leasehold  |
| <b>Rent:</b>           | £19,500 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 £17,000 payable at the prevailing rate. |
| <b>Lease details:</b>  | Existing 15 year lease from February 2024  |

## Features

- ✓ 'E' Use class
- ✓ AI Fresco seating
- ✓ Close to motorway
- ✓ Close to station
- ✓ Early viewing recommended
- ✓ Favoured location
- ✓ Visually prominent

## 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.



