



Rent £25,000 Per annum

Size 660 Square feet

Ref #3135

Address

Address: 3 Baker Street

Postcode: KT13 8AE

Town: Weybridge

Area: Surrey

Location

Excellent position on Baker street close to the High Street providing great visibility to passing trade. Pay and display car park closeby and street parking in Baker St.

Description

The premises should be suitable for a variety of different uses under E Use class.

Rent - £25,000 p.a.

The shop has a floor area of approximately 660 sq ft and there is a small yard area to the rear. There is also the benefit of one parking space to the rear of the shop.

The property occupies a great position close to the main High Street and there is some on street parking on Baker Street as well as a large pay and display car park within a short walking distance. Weybridge is an affluent Town that enjoys a good level of footfall with a large variety of both chain operators and independents.

Available from January 2024.

The premises are available by way of a new lease for a term to be agreed.

EPC - commissioned.

Please note that no coffee shop/ cafe use will be permitted.

Please contact us to arrange a viewing.

General Information

Tenure:	Leasehold
Rent:	£25,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA states a rateable value of £20,750, payable at the prevailing rate.
Lease details:	New F.R.I. lease for a term to be agreed.

Features

- ✓ 'E' Use class
- ✓ Available immediately
- ✓ Early viewing recommended

- ✓ Fantastic 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





