



**Price/premium** £80,000

**Rent** £47,500 Per annum + VAT

**Size** 2,588 Square feet

**Ref** #3246

## Address

**Address:** 85 Queens Road

**Postcode:** KT13 9UQ

**Town:** Weybridge

**Area:** Surrey

## Location

Located on the popular Queens Road, close to a good mix of other cafes, retailers and restaurants. Weybridge train station is approximately 0.6 miles away. There is on street parking and a public car park close by.

## Description

Guide Price £80,000 to include fixtures, fittings, and equipment.

Beautifully presented and fully equipped restaurant in prime Weybridge location. The restaurant is air conditioned throughout and has been tastefully fitted out to a high standard to provide a turn key opportunity for any buyer.

As you enter the restaurant there is impressive bar with seating and dining area catering for around 20 covers, the rear restaurant area caters for approximately 40 covers.

There is a fully fitted catering kitchen on the ground floor as well as customer WC's. The basement comprises prep area, wash up area, storage room and two walk in fridges.

Bi-fold doors lead to the forecourt seating for approximately 20 people.

EPC Rating C.

Approximate floor areas:

Ground floor- 2092 sq ft.

Basement- 496 sq ft.

A full inventory can be provided to prospective purchasers on request- early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£80,000
<b>Rent:</b>	£47,500 Per annum + VAT
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	TBC
<b>Lease details:</b>	New FRI lease for a term to be agreed.

## Features

- ✓ Air Conditioning
- ✓ Beautifully presented throughout
- ✓ Extraction
- ✓ Fitted catering kitchen
- ✓ Forecourt
- ✓ Turnkey opportunity
- ✓ Recently refurbished
- ✓ Bi-fold doors

## 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.







