



**Rent** £65,000 Per annum

**Size** 4,700 Square feet

**Ref** #3257

## Address

**Address:** 91 Queens Road

**Postcode:** KT13 9UQ

**Town:** Weybridge

**Area:** Surrey

## Location

The property occupies a prime trading location in favoured Queens Rd, close to Tesco Express and Savills. The street comprises a good mix of established retailers, salons, cafes and restaurants. There is street parking outside and a public car park close by.

## Description

Guide rent £65,000 p.a.

The retail unit has previously been occupied by a quality Kitchen showroom and would suit various uses under the E use class. It provides a total retail and ancillary floor area of circa 4,700 sq ft, including a small amount of mezzanine storage. There is a rear access also from South Road.

The freehold is also available. Guide Price £1,850,000.

The shop falls within EPC band B.

Viewings by appointment only - 0207 117 2526.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£65,000 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 RV of £43,750, payable at the prevailing rate.
<b>Lease details:</b>	New lease terms to be agreed

## Features

- ✓ 'E' Use class
- ✓ Double fronted
- ✓ Early viewing recommended

## Property Map



## Important notice

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## 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.







