



Rent £55,000 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 £55,000 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 £1,750,000.

The shop falls within EPC band B.

Viewings by appointment only - 0207 117 2526.

### General Information

Tenure: Leasehold

Rent: £55,000 Per annum

**Legal fees:**Both parties to be borne by the ingoing tenant/purchaser

Rateable value: The VOA website states a RV of £43,750, payable at the

prevailing rate.

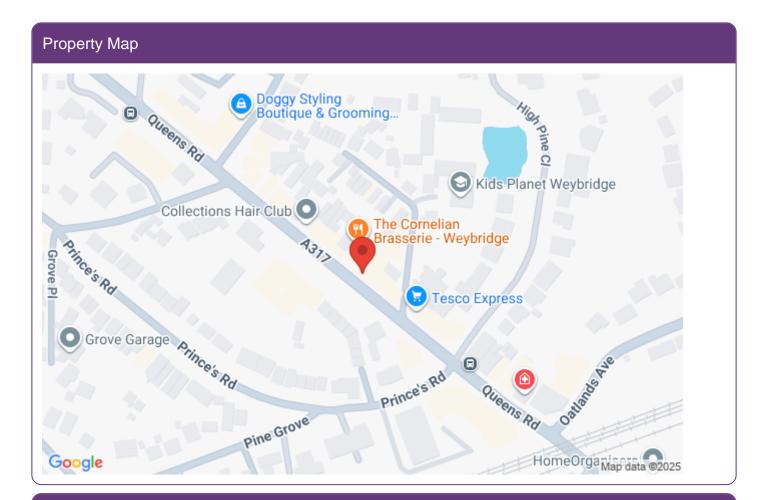
**Lease details:** New lease terms to be agreed

#### **Features**

✓ 'E' Use class

Double fronted

Early viewing recommended



## Important notice

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### **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.







