



**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.

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

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.







