



Rent £17,500 Per annum

Size 360 Square feet

Ref #3271

Address

Address: 58 Baker Street

Postcode: KT13 8AL

Town: Weybridge

Area: Surrey

Location

Favoured street on the edge of the town centre, benefiting from free on street parking and pay and display car park closeby.

Description

The shop is situated close to the public car park in this desirable street with a great selection of shops, boutiques, cafe's and restaurants.

These premises should suit a wide variety of different users.

The premises provide a total floor area of circa 360 sq ft and have a rear door to a small communal yard area- W.C. facility to rear of shop.

EPC band B.

Early viewings recommended.

General Information

Tenure:	Leasehold
Rent:	£17,500 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a rateable value of £7,200, payable at the prevailing rate.
Lease details:	New 9 year lease drafted outside the Landlord and Tenant Act 1954. 3 yearly rent reviews.

Features

- ✓ Excellent trading location
- ✓ Parking close by
- ✓ New lease available

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.

