





**Price/premium** £80,000

**Rent** £22,000 Per annum + VAT

**Size** 572 Square feet

**Ref** #3273

## Address

**Address:** 78 Church Street

**Postcode:** KT13 8DL

**Town:** Weybridge

**Area:** Surrey

## Location

Excellent location close to many other independent retailers, pubs, restaurants and bars, and within walking distance of Weybridge mainline railway station.

## Description

Leasehold guide price £80,000 to include lease, goodwill, fixtures, fittings & equipment.

Immaculately presented and fully equipped luxury food shop/ take away sandwich bar, established since 2020.

Currently trading profitably every day serving coffee, fresh bakery products, sandwiches and a variety of other produce. The current trade is take-away only, with deliveries through Deliveroo but the shop layout could easily be altered to provide seating for customers to eat-in.

The business has an excellent reputation in the area and has brilliant reviews online.

Total floor area of approximately 572 sq ft. There is also an external rear store that is rented at £150 per quarter as well as three allocated parking spaces- 2 being used for parking and one for refuse containers.

EPC Rating B.

Viewings strictly through appointment only through Franklin Commercial, please do not disturb the business owner or staff.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£80,000
<b>Rent:</b>	£22,000 Per annum + VAT
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £17,500, payable at the prevailing rate.
<b>Lease details:</b>	Existing lease with approximately 5 years remaining.
<b>Trading hours:</b>	7 days a week from 8am- 6pm
<b>Years established:</b>	5
<b>Employees:</b>	2 Full time and 2 Part time

## Features

- ✓ Excellent trading location
- ✓ High footfall
- ✓ Well equipped
- ✓ Well established

## 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.











