



Rent £25,000 Per annum

Size 660 Square feet

Ref #3292

# Address

Address: 3 Baker Street
Postcode: KT13 8AE
Town: Weybridge
Area: Surrey

# Location

Excellent position on Baker street close to the High Street providing great visibility to passing trade. Pay and display car park close by and street parking in Baker St.

# Description

The premises should be suitable for a variety of different uses under E Use class.

Rent - £25,000 p.a.

The shop has a floor area of approximately 660 sq ft and there is a small yard area to the rear. There is also the benefit of one parking space to the rear of the shop.

The property occupies a great position close to the main High Street and there is some on street parking on Baker Street as well as a large pay and display car park within a short walking distance. Weybridge is an affluent Town that enjoys a good level of footfall with a large variety of both chain operators and independents.

EPC Rating C.

Please note that no coffee shop/ cafe use will be permitted.

#### General Information

Tenure: Leasehold

Rent: £25,000 Per annum

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

Rateable value: The VOA states a rateable value of £20,750, payable at the

prevailing rate.

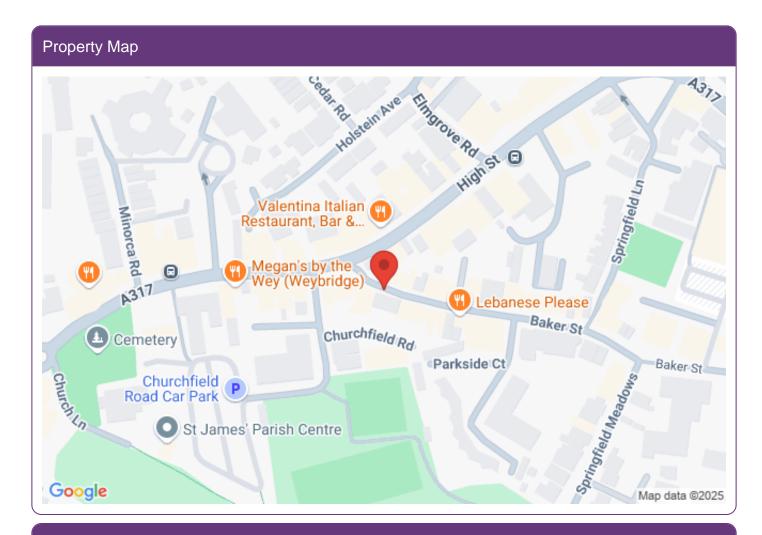
**Lease details:** Existing FRI lease with approximately 8.5 years remaining. 4

yearly rent reviews.

### **Features**

✓ Early viewing recommended
✓ Fantastic location
✓ High footfall

Lease assignment
Public car park nearby



# 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.





















