



**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

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£25,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA states a rateable value of £20,750, from the 1st April 2026, payable at the prevailing rate.
<b>Lease details:</b>	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

## 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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



