



Rent £20,000 Per annum

Size 4,700 Square feet

Ref #2974

Address

Address: 91 Queens Road

Postcode: KT13 9UQ

Town: Weybridge

Area: Surrey

Location

The premises occupy a prime trading location in favoured Queens Rd, very close to Tesco Express. There is street parking outside and a public car park close by.

Description

The unit is arranged over the ground floor and offers a total of circa 4,700 sq ft of retail and ancillary space (including a small amount of mezzanine storage).

Benefiting from a wide frontage of approximately 30', there is rear access to the property via South Rd.

The premises should fall within the new E use class.

The property is available on a short term basis only, for approximately one year.

General Information

Tenure:	Leasehold
Rent:	£20,000 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a R.V of £37,750, payable at the prevailing rate.
Lease details:	Short term lease available for approximately one year.

Features

✓ 'E' Use class ✓ Available immediately ✓ Double fronted ✓ Favoured location

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.



