



Rent £24,500 Per annum

Size 930 Square feet

Ref #3013

Address

Address: 37 Queens Road

Postcode: KT13 9UQ

Town: Weybridge

Area: Surrey

Location

The premises occupy a good trading location on Queens Rd. There is a public car park close by in York Rd and street parking in front of the property. Nearby occupiers include Jackson-Stops, Tesco Express and Academy Hair Salon along with a good mix of independent coffee shops, restaurants, salons & shops.

Description

New lease available.

The main retail area measures approximately 690 sq ft. There was formerly a sub divided area of 130 sq ft within this space which had a separate entrance door at the front of the building, the landlord would permit this to be re-instated if a tenant wished to sub let part of the shop.

There is a rear kitchen with W.C. off and door to a communal courtyard area.

Total floor area of approximately 930 sq ft.

The premises would suit a variety of different uses under the E use class such as retail, office, consulting rooms etc.

1 demised parking space is accessed via York Rd, where there is also a public car park and on street parking is available on the Queens Road.

Please view by appointment only and do not disturb the current tenant.

EPC rating C.

General Information

Tenure:	Leasehold
Rent:	£24,500 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Lease details:	New lease for a term to be agreed.

Features

- ✓ 'E' Use class
- ✓ Air Conditioning
- ✓ Allocated parking
- ✓ Available immediately
- ✓ Close to many multiples
- ✓ Densely populated area
- ✓ Early viewing recommended
- ✓ Favoured location
- ✓ New lease available

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.



