# franklincommercia

# 020 7117 2526



Rent £300 Per month + VAT

Size 90 Square feet

Ref #3025

#### Address

Address: Church Street Postcode: KT13 8DG Town: Weybridge Area: Surrey

## Location

Situated above the popular Bar 39 and Cantina 41, a short walk from Weybridge High Street and close to Weybridge Train Station.

## Description

Bright and well presented office with communal kitchen facility and separate male and female toilets, close to many cafe's, restaurants and local shops.

39a 90 sq ft - £300 pcm + VAT

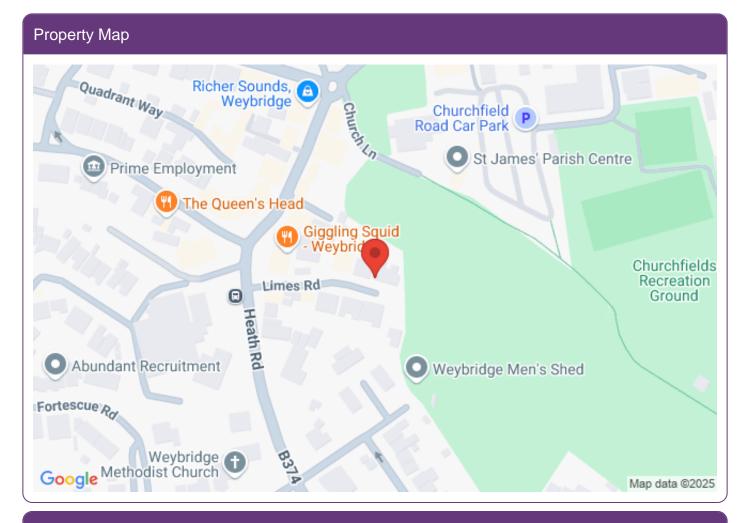
(All measurements are approximate.)

The office is available by way of new lease or license and include electricity and business rates.

Cleaning costs are billed separately and tenants must provide their own telecoms and internet.

Early viewings recommended.

General Information				
Tenure:	Leasehold	I		
Rent:	£300 Per	£300 Per month + VAT		
Legal fees:	Each party to bear their own			
Lease details:	New license for a term by agreement.			
Features				
24/7 access	<ul> <li>Favoured location</li> </ul>	<ul> <li>Flexible lease terms</li> </ul>	<ul> <li>Well presented</li> </ul>	
<ul> <li>Close to station</li> </ul>	I			



#### 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.









