

**Rent** £23,000 Per annum + VAT**Size** 750 Square feet**Ref** #3094

Address

Address: Unit C, St James Court, York Rd**Postcode:** KT13 9EL**Town:** Weybridge**Area:** Surrey

Location

The premises occupy a good trading location just off the Queens Rd. There is a public car park next door. Nearby occupiers include Tesco Express, Academy Hair Salon and a good range of independent shops, coffee shops, restaurants and salons.

Description

Available November 2023.

New lease for a term to be agreed- Guide commencing rent £23,000 p.a.

The unit is nicely presented with a fully glazed shop front and has been in use as a tanning salon. A wide variety of uses are now possible under the E use class including office and D1.

Providing a total floor area of approximately 750 sq ft with kitchen and W.C. to rear.

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

General Information

Tenure:	Leasehold
Rent:	£23,000 Per annum + VAT
Legal fees:	Both parties to be borne by the incoming tenant/purchaser
Rateable value:	The VOA website states a R.V. of £13,250, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed.

Features

- ✓ Early viewing recommended
- ✓ Favoured location
- ✓ Nicely presented
- ✓ Public car park nearby

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.



