



**Price/premium** £25,000

**Rent** £27,000 Per annum

**Size** 1,047 Square feet

**Ref** #3104

## Address

**Address:** 29 Church Street

**Postcode:** KT13 8DG

**Town:** Weybridge

**Area:** Surrey

## Location

Good trading position in the charming Quadrant area, comprising a variety of national & independent businesses, bars and restaurants.

## Description

Premium £25,000 to include fixtures and fittings.

A fantastic opportunity to acquire a prominent double-fronted commercial premises with a spacious garden and upper residential accommodation. The property is well-positioned and benefits from a versatile layout that would suit a wide range of businesses.

The premises benefit from an 'E' use class, making it suitable for uses previously covered under A1, A2, A3, and B1 categories. An alcohol license is already in place, adding further flexibility for hospitality and licensed trade operators. The property is held on a protected lease under the Landlord and Tenant Act 1954 (Part II), offering security of tenure.

Accessed via a central entrance at street level, the front area of the premises offers approximately 313 sq ft of bright, open space. Steps lead down to the lower ground where you'll find a kitchen, fully equipped with an extractor fan, modern fittings, and new appliances. This service area spans approximately 488 sq ft and includes a convenient serve-over counter for food or product display. The premises also feature new flooring, part new ceilings, and have been newly renovated throughout, including a new kitchen at the rear.

A door from the rear leads to a large garden, which offers rare outdoor seating space in this area—an exceptional feature not commonly found locally. At the back of the premises, you'll find a WC for customer use, and a staff-only kitchen space of around 151 sq ft. There is also a shed, providing additional storage.

The property includes an upper-floor flat with two to three bedrooms, a spacious living room, and bathroom, accessed internally by two staircases.

Further upgrades include brand new electrics with safety testing completed, as well as a new gas combi boiler, radiators, and full gas safety certification.

This is a rare and highly versatile property that would suit a variety of business types; from cafés and delis to restaurants or retail, especially those seeking the rare advantage of substantial garden space and residential accommodation above.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£25,000
<b>Rent:</b>	£27,000 Per annum
<b>Rent details:</b>	Current rent £27,000 p.a. due to increase to £34,000 p.a.
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £27,750 per annum, payable at the prevailing rate.
<b>Lease details:</b>	We understand that there is currently 4 years unexpired however, the Landlord would consider granting a new lease.

## Features

- ✓ 'E' Use class
- ✓ Garage
- ✓ Public car park nearby
- ✓ Al Fresco seating
- ✓ Ancillary space
- ✓ Character property
- ✓ Double fronted
- ✓ Early viewing recommended
- ✓ Garden

## Property Map



## Important notice

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## 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.











