



**Rent** £65,000 Per annum

**Size** 3,950 Square feet

**Ref** #3118

## Address

**Address:** 105 Queens Road

**Postcode:** KT13 9UJ

**Town:** Weybridge

**Area:** Surrey

## Location

Good trading location close to many multiple and long established independent traders, with free street parking outside and public car park close by.

## Description

New lease available.

Queens Road has always been a favoured location with restaurant, coffee shop and bar operators.

Fantastic wide fronted unit arranged over ground floor and basement. Recently operated as a Bar/Restaurant with a late license on certain days (this may have now lapsed).

The ground floor is currently open plan with a large fitted bar and several separate male and female toilets, plus disabled W.C.

We understand that kitchens were previously located to the rear of the ground floor and our clients would not object to this arrangement again, subject to a License to Alter.

The basement has been utilised recently as kitchens and also offers good storage/office areas. There are a number of walk in chillers in the basement, none of which have been tested by Franklin Commercial. Extraction is also in situ - again, not tested.

Intending tenants should please rely on their own enquiries relating to Alcohol licenses and hours of trading.

Please scroll down and click 'Floor Plans' to be able to view a scaled plan.

EPC band - D.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£65,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £61,000, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ Available immediately
- ✓ Early viewing recommended
- ✓ Late night license
- ✓ Basement
- ✓ Excellent trading location
- ✓ May suit other uses STC
- ✓ Wide frontage

## 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.























