



Rent £16,680 Per annum

Size 685 Square feet

Ref #3206

Address

Address: 128 Oatlands Drive

Postcode: KT13 9HL

Town: Weybridge

Area: Surrey

Location

In the heart of Oatlands Village opposite the public car park and mid way between Walton on Thames & Weybridge town centres.

Description

Shop to let- Business relocating.

Please view only by prior appointment through us.

Situated in charming Oatlands Village the shop provides a floor area of circa 535 sq ft, plus external store of 150 sq ft. One rear parking space is demised within the lease.

The property is well presented and should suit a variety of different uses within the E use class.

General Information

Tenure:	Leasehold
Rent:	£16,680 Per annum
Rent details:	Rent payable monthly in advance.
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £8,500- the shop should benefit from full Small Business Rates Relief, subject to the usual criteria.
Lease details:	5 year lease from 1st July 2024 to 30th June 2029. Rent Review 1st July 2027. £4,170 Rent Deposit lodged.

Features

- ✔ Beautifully presented throughout
- ✔ Demised parking
- ✔ Early viewing recommended
- ✔ Fantastic location
- ✔ Public car park nearby
- ✔ Rates Relief should apply
- ✔ Viewings by appointment only

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.





