



**Rent** £19,000 Per annum + VAT

**Size** 646 Square feet

**Ref** #3272

## Address

**Address:** 90 Church Street

**Postcode:** KT13 8DL

**Town:** Weybridge

**Area:** Surrey

## Location

Popular parade of independent retailers, close to many other pubs, restaurants and bars and within walking distance of Weybridge mainline railway station.

## Description

Bright and spacious shop to let in the area within Church Street known as 'The Quadrant.'

The shop/ retail area measures approximately 438 sq ft and has ancillary space measuring approximately 87 sq ft. To the rear there is also a room with WC and kitchenette measuring approximately 121 sq ft. The property also benefits from two allocated parking spaces.

The premises should be suitable for a variety of different uses under the E Use Class.

EPC rating C.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£19,000 Per annum + VAT
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £15,750, payable at the prevailing rate.
<b>Lease details:</b>	New FRI lease for a term to be agreed

## Features

- ✓ 'E' Use class
- ✓ Allocated parking
- ✓ New lease available
- ✓ Nicely presented
- ✓ On street parking

## 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.





