



**Rent** £25,000 Per annum

**Size** 945 Square feet

**Ref** #3359

## Address

**Address:** 140 Oatlands Drive

**Postcode:** KT13 9HJ

**Town:** Weybridge

**Area:** Surrey

## Location

Located in a neighbourhood position within an affluent town, the premises sit among a strong mix of independent retailers. The property benefits from easy parking in a nearby pay-and-display car park, providing excellent convenience for customers. The location is also well positioned, being within a few minutes' drive of both Walton-on-Thames and Weybridge High Street, offering access to a wider retail and commercial catchment.

## Description

Fantastic opportunity to rent a vacant retail unit previously occupied by a coffee shop. The property extends to approximately 945 sq ft overall and benefits from fitted extraction to the rear, making it ideal for a catering business or coffee shop.

Situated in a popular location, the premises benefit from easy access to a nearby pay-and-display car park just a few seconds' walk away, providing convenient customer parking. The shop is highly visible on the busy A3050, which connects Walton with Weybridge.

Additional features include a rear courtyard area with an external WC.

A new lease for a term of 6 years will be granted.

Please note that it is the left hand side shop ONLY that is being rented out.

EPC- pending

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£25,000 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 £18,500 (from the 1st April 2026) - Please note this was based on both 138 and 140 combined. Our clients are having the VOA re-value the rates which should be much lower than the current figure shown.
<b>Lease details:</b>	New F.R.I.lease for a period of 6 years is available.

## Features

✓ 'E' Use class    ✓ Early viewing recommended    ✓ Extraction    ✓ Favoured location

## 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.













