



**Rent** £25,000 Per annum

**Size** 660 Square feet

**Ref** #3292

## Address

**Address:** 3 Baker Street

**Postcode:** KT13 8AE

**Town:** Weybridge

**Area:** Surrey

## Location

Excellent position on Baker street close to the High Street providing great visibility to passing trade. Pay and display car park close by and street parking in Baker St.

## Description

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

Rent - £25,000 p.a.

The shop has a floor area of approximately 660 sq ft and there is a small yard area to the rear. There is also the benefit of one parking space to the rear of the shop.

The property occupies a great position close to the main High Street and there is some on street parking on Baker Street as well as a large pay and display car park within a short walking distance. Weybridge is an affluent Town that enjoys a good level of footfall with a large variety of both chain operators and independents.

EPC Rating C.

Please note that no coffee shop/ cafe use will be permitted.

## 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 states a rateable value of £20,750, payable at the prevailing rate.
<b>Lease details:</b>	Existing FRI lease with approximately 8.5 years remaining. 4 yearly rent reviews.

## Features

- ✓ Early viewing recommended
- ✓ Fantastic location
- ✓ High footfall
- ✓ Lease assignment
- ✓ Public car park nearby

## Property Map



## Important notice

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## 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.



