



**Rent:** £25,000 Per annum **Size:** 690 Square feet **Ref:** #3163 **Status:** New on!

## Location

Queens Road is a sought after trading location with many multiple and long established independent traders. There is on street parking and a public car park close by.

## Description

Available April 2024.

Shop to let on new lease.

Arranged over ground floor (640 sq ft) and basement (350 sq ft), the premises will suit a variety of businesses within the E use class.

There are toilet and kitchen facilities to the ground floor and a small rear yard.

Shops in Queens Road let quickly and an early inspection is therefore recommended- 020 7117 2526.



## Address

Address: 59 Queens Road Postcode: KT13 9UQ Town: Weybridge Area: Surrey

## General information

Tenure:	Leasehold
Rent:	£25,000 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a R.V. OF £12,000, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed.

## Features

- ✓ Early viewing recommended
- ✓ Excellent trading location
- ✓ New lease available
- ✓ Public car park nearby
- ✓ Viewings by appointment only
- ✓ Yard area

## 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.