



**Rent:** £59,500 Per annum **Ref:** #3150 **Status:** New on!

## Location

Prime location in the middle of the town close to many multiples including Neptune, Starbucks and Robert Dyas. Weybridge is a sought after area for restaurants and take-aways due to its high population and busy town centre. Weybridge mainline railway station is within walking distance and there is a large public car park opposite.

## Description

Available on a new lease for a term to be agreed.

Take away shop with substantial accommodation over, which is accessible both internally and externally.

Our client has operated a fish and chip shop from the premises for many years and is now retiring.

The main service area in the shop measures approximately 319 sq ft with small office and lobby behind of circa 48 sq ft, leading to the kitchen and preparation area of approximately 153 sq ft. The rear store room measures approximately 41 sq ft and leads to the rear yard with store and WC. Total floor area of approximately 580 sq ft.

The residential accommodation above is arranged over two floors and comprises spacious living room, Kitchen, four bedrooms, bathroom and WC.



EPC Rating D.

Early viewings recommended, strictly through Franklin Commercial only. Please do not call at the premises without an appointment.

### **Address**

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Address: 12 Church Street Postcode: KT13 8DX Town: Weybridge Area: Surrey

### **General information**

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Tenure:	Leasehold
Rent:	£59,500 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a rateable value of £16,750 (shop), payable at the prevailing rate.
Lease details:	New lease for a term to be agreed.

### **Features**

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- ✓ Close to station
  - ✓ Excellent trading location
  - ✓ Extraction
  - ✓ Parking close by
  - ✓ Residential accommodation
  
  - ✓ Yard area

### **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.