



**Price/premium** £65,000

**Rent** £27,000 Per annum

**Size** 1,047 Square feet

**Ref** #3104

## Address

**Address:** 29 Church Street

**Postcode:** KT13 8DG

**Town:** Weybridge

**Area:** Surrey

## Location

Good trading position in the charming Quadrant area, comprising a variety of national & independent businesses, bars and restaurants.

## Description

Premium £65,000 to include fixtures and fittings.

Prominent double fronted premises accessed via central door at street level. The area to the front of the premises measures approximately 313 sq ft. Steps lead down to the open kitchen which is fully equipped with extraction and there is a serve over area which measures approximately 488 sq ft.

A door leads from the back of the premises to the beautiful garden which provides seating for customers. The garden is an extremely good size and is one of the only properties that we are aware of in the local area to have this addition. There is a WC/ to the rear and a bar area with doors on to the garden measuring approximately 95 sq ft, plus staff only kitchen to ground floor of 151 sq ft.

The upper 2/3 bedroom flat can be accessed from two staircases within at the rear of the shop and boasts a large living room and bathroom.

The premises would suit a variety of different businesses.

EPC - band G.

Early viewings are recommended for this unique opportunity. Please direct all enquiries and viewings through Franklin Commercial.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£65,000
<b>Rent:</b>	£27,000 Per annum
<b>Rent details:</b>	Current rent £27,000 p.a. due to increase to £34,000 p.a.
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £27,750 per annum, payable at the prevailing rate.
<b>Lease details:</b>	We understand that there is currently 4 years unexpired however, the Landlord would consider granting a new lease.

## Features

- ✓ 'E' Use class
- ✓ Garage
- ✓ Public car park nearby
- ✓ AI Fresco seating
- ✓ Ancillary space
- ✓ Character property
- ✓ Double fronted
- ✓ Early viewing recommended
- ✓ Garden

## 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.







