



**Rent** £48,000 Per annum

**Size** 2,360 Square feet

**Ref** #3150

## Address

**Address:** 12 Church Street

**Postcode:** KT13 8DX

**Town:** Weybridge

**Area:** Surrey

## 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.

An excellent opportunity to acquire a well-established commercial property with a spacious three-bedroom split-level flat above. The property has been operated successfully as a fish and chip shop for many years, and with the current owner now retiring, this presents an ideal chance to continue the existing business or explore alternative uses.

### Ground Floor (Shop):

Main Service Area – Approximately 355 sq ft, providing a well-laid-out customer-facing space.

Office & Lobby – Conveniently located behind the service area, ideal for administration and staff use.

Kitchen & Preparation Area – Approximately 290 sq ft, offering generous working space for food preparation.

Storage – A small store of 38 sq ft and a larger rear store room of approximately 134 sq ft, leading to a rear yard with an external store and WC.

Total Floor Area: Approximately 870 sq ft.

### Upper Floors (Living Space):

Three bedroom split-level flat – The flat is accessed via the shop and features a large living room, bedroom, fitted kitchen, and bathroom on the first floor, with three further bedrooms on the second floor. Total of approximately 1490 sq ft.

EPC Rating D.

Our client will also consider selling the Freehold of the shop- £760,000

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£48,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £16,750 (shop), payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ Close to station
- ✓ Excellent trading location
- ✓ Extraction
- ✓ Parking close by
- ✓ 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.







