

PRIME CLASS E
OPPORTUNITY

WEYBRIDGE

29-31 HIGH STREET

SUBJECT TO VACANT POSSESSION

Description

Weybridge is an affluent riverside town in Surrey, southwest of London, known for its mix of historic charm.

The subject premises are situated in a prime location in the heart of Weybridge. The unit is adjacent to **Princess Alice Hospice Charity Shop** and **Coco Nails**, with other nearby occupiers including **Boots**, **Space NK**, **Café Nero**, **Waitrose**, **Sweaty Betty**, **Starbucks** and **Gails**. The property also benefits from being a short distance from Weybridge train station and includes five parking spaces.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor, comprising the following area:

Ground Floor Sales 3,882 sq. ft (360.65 sq. m)

There is also potential to subdivide the premises into two units of circa 1,900 sq. ft.

Lease

The premises are available on a new lease for a term to be agreed.

Rent

£99,500

Per annum exclusive.

Subject to Contract and Vacant Possession



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£76,000
UBR (26/27)	0.43p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of A. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through joint agents, **Green & Partners** contacting:

Mike Willoughby 07810 480291
mike.willoughby@greenpartners.co.uk

Or, **Curchod & Co**, contacting:

Kyran Copestick 07570 682204
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