



## 32-34 BAKER STREET, WEYBRIDGE, SURREY KT13 8AU

### Summary

- Shop and 2nd floor office to let, either together or separately
- Shop occupies a prominent location in an exceptional secondary retail parade
- Office provides air-con and is ready to move in
- Shop Rent: £19,000 per annum
- Office Rent: £17,500 per annum

### Description

The Shop provides 650 ft<sup>2</sup> (60.42 m<sup>2</sup>) of retail accommodation and is currently fitted out as a clothes shop and is ready for immediate occupation. Air-conditioning system is available by way of discussion with the former tenant.

The office provides 698 ft<sup>2</sup> (64.84 m<sup>2</sup>) of office accommodation at second floor level and is ready for immediate occupation.

### Location

Weybridge is an affluent and highly desirable London commuter town, located approximately 17 miles to the south-west of central London, 5 miles west of Esher and 2.6 miles east of Walton on Thames.

The attractive Surrey town sits on the River Wey and is bounded to the north by the River Thames.

Just 29 minutes by train into central London and surrounded by Surrey countryside, Weybridge is renowned for its quality of housing, amenities and schools, making it sought after by young professional families and commuters.



Accommodation Schedule

Unit	ft <sup>2</sup>	m <sup>2</sup>	Rent £pa	£/sq.ft
Shop	650	60.42	£19,000	£29
Office	698	64.84	£17,500	£25
<b>Total</b>	<b>1,348</b>	<b>125.26</b>	<b>£36,500</b>	<b>£27</b>

Situation

The property occupies a prominent location on Baker Street close to many other retail and café operators. There are also a number of similar office locations along the street.

Planning

The premises has an existing E Class Use . It is the ongoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Service Charge & Insurance

This unit participates in a service charge scheme. The Landlord will insure the premises. The premiums to be recovered from the tenant.

Business Rates

The Rateable Value for the property is listed as follows:

- Shop - £15,250
- Office – To be assessed

Interested parties can check the current rateable value of the property online at VOA.gov or contact the local authority to confirm rates payable and rates relief.



Lease

New Full repairing and Insuring lease for a term to be agreed.

Legal Costs

Each Party to be responsible for their own legal costs incurred in the transaction.

Contact

To discuss any aspect of this property or the disposal process, please contact the Landlord's sole agent:

Matthew Coates 01932 960 128

matthew.coates@queensburyinv.co.uk



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