

COMMERCIAL PROPERTY

WAREHOUSE/WORKSHOP UNIT

TO LET

2,096 sq ft (194.70 sq m)




**10a YORK ROAD, WEYBRIDGE, SURREY,
KT13 9DT**

Telephone: 01932 823614 Fax: 01932854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

Location:	Amenities						
<p>The premises are located on York Road close to the junction with Queens Road and is accessed via a drive way between two shops. The premises are a short walk from Weybridge Town Centre. The railway station is approximately 15 minutes from the Town Centre and provides a fast and frequent service to London Waterloo (approximately 30 minutes). Weybridge has excellent transport links, being within 3 miles of Junction 11 (M25) at Chertsey and 3.5 miles of the A3 at Cobham which joins the M25 at Junction 10.</p>	<ul style="list-style-type: none"> • 3 Phase Power • Double access door • Roof lights • 3 inspection pits • Small office • WC facilities 						
Description:	Terms: (Subject to Contract)						
<p>The premises comprise of a brick built steel portal framed building. The premises benefits from excellent natural light from the multiple roof lights and includes three inspection pits for vehicle repairs. In the current layout it provides a single office and separate WC, the majority of the space consists of an open plan workshop with a few store rooms to the rear.</p>	<p>The property is available via a new full repairing and insuring lease for a term to be agreed.</p>						
Business Rates:	Rent:						
<table border="0"> <tr> <td>Rateable value</td> <td>£13,250</td> </tr> <tr> <td>Rates payable</td> <td>£5,485.50 pa</td> </tr> <tr> <td colspan="2">UBR 41.4p in the £ (2010-2011)</td> </tr> </table>	Rateable value	£13,250	Rates payable	£5,485.50 pa	UBR 41.4p in the £ (2010-2011)		<p>£20,000 per annum exclusive.</p>
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UBR 41.4p in the £ (2010-2011)							
Legal Costs / VAT:	Accommodation:						
<table border="0"> <tr> <td colspan="3">Each party to bear their own legal costs. Prices are quoted exclusive of VAT which may be charged.</td> </tr> </table>	Each party to bear their own legal costs. Prices are quoted exclusive of VAT which may be charged.			<p>Strictly by prior appointment through sole agents Curchod & Co.</p> <p style="text-align: center;">Richard Newsam David Gawne</p> <div style="text-align: center;">  <p>CURCHOD & CO 01932 823614 www.curchodandco.com</p> <p>newsam@curchodandco.com dgawne@curchodandco.com</p> </div>			
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<p>The approximate gross internal areas are as follows:-</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">sq ft</th> <th style="width: 20%; text-align: center;">sq m</th> </tr> </thead> <tbody> <tr> <td style="border-top: 1px solid black;">Total:</td> <td style="text-align: center;">2,096</td> <td style="text-align: center;">194.70</td> </tr> </tbody> </table>		sq ft	sq m	Total:	2,096	194.70	
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