

COMMERCIAL PROPERTY

## 2<sup>ND</sup> FLOOR OFFICE

## TO LET

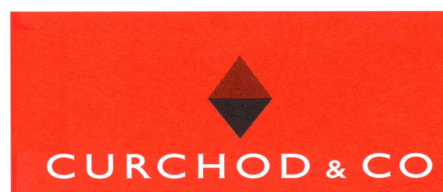
520 sq ft (48.30 sq m)



## PORTMORE HOUSE, 54 CHURCH STREET, WETBRIDGE, SURREY, KT13 8DP

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

<b>Location:</b>	<b>Terms: (subject to contract)</b>						
<p>The premises are well situated in Central Weybridge, which is approximately 16 miles south west of Central London. J11 of the M25 is approximately 2.5 miles distance and J10 of the M25, which can be reached via the A3, is approximately 3 mile distance.</p> <p>Portmore House is situated directly opposite St James's Church in the heart of Weybridge. Church Street which is a continuation of the High Street provides a wide range of shopping and local amenities. Weybridge Mainline Railway Station provides frequent train services to London Waterloo (approximately 30 minutes journey time).</p>	<p>The premises are available by way of a new full repairing and insuring lease for a term to be agreed. The lease will be contracted out of the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954. (Part II) as amended.</p>						
	<b>Rent:</b>						
<b>Description:</b>	£10,000 per annum exclusive.						
<p>The premise consists of three rooms on the second floor of Portmore House. Portmore House, originally the Dower House to the Portmore Estate is believed to date from 1680. It is now Grade II listed, but has undergone many changes during its life. The offices can be described as character offices and benefit from kitchenette facilities.</p>	<b>Legal Costs/VAT:</b>						
	<p>Each party to be responsible for their own legal costs incurred in this transaction.</p> <p>VAT may be charged at the prevailing rate.</p>						
<b>Accommodation:</b>	<b>Viewing &amp; Further Information:</b>						
<p>The property has been measured on the basis of net internal areas and the approximate floor areas are as follows:-</p> <table border="1" data-bbox="86 1406 742 1496"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>2<sup>nd</sup> Floor Offices</td> <td>520</td> <td>48.30</td> </tr> </tbody> </table>		sq ft	sq m	2 <sup>nd</sup> Floor Offices	520	48.30	<p>Strictly by appointment through sole agents.</p>
	sq ft	sq m					
2 <sup>nd</sup> Floor Offices	520	48.30					
<b>Service Charge:</b>	<div data-bbox="903 1384 1358 1688" style="text-align: center;">  <p>CURCHOD &amp; CO</p> <p><b>01932 823614</b></p> </div> <p data-bbox="922 1765 1321 1912" style="text-align: center;"> ioswin@curchodandco.com  dgawne@curchodandco.com  rnewsam@curchodandco.com  www.curchodandco.com </p>						
<p>Upon application. Covers heating, lighting and Business Rates.</p>							

**SUBJECT TO CONTRACT**