

COMMERCIAL PROPERTY

RESTAURANT PREMISES TO LET

1,513 sq ft (140.50 sq m)




**18 STATION APPROACH, WEST BYFLEET,
SURREY, KT14 6NF**

Telephone: 01932 823614 Fax: 01932 854370

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:	Terms: (subject to contract)						
<p>The premises are situated in a prime pitch close to the towns main anchor Waitrose. Other nearby retails include Costa, Boots and Lloyds Pharmacy. West Byfleet main line train station is close by providing a fast and regular service to London Waterloo.</p> <p>The premises benefit from excellent road communications being approximately 3 miles from J11 of the M25 which in turn provides easy access to the national motorway network as well as Gatwick and Heathrow international airports.</p>	<p>The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.</p>						
Description:	Rent:						
<p>The premises consist of an attractive ground floor restaurant premises providing kitchen facilities and male and female WC's. The frontage is set back providing a covered area under the roofline that could be used for alfresco dining. The premises benefits from air conditioning and rear access for loading.</p>	<p>£26,000 per annum exclusive.</p>						
Legal Costs/VAT:	Business Rates:						
<p>Each party bear their own legal costs incurred in the transaction.</p> <p>VAT may be charged at the prevailing rate.</p>	<table border="0"> <tr> <td>Rateable Value</td> <td>£17,750</td> </tr> <tr> <td>Rates Payable</td> <td>£7,685.75</td> </tr> <tr> <td colspan="2">UBR: 43.3p in the £ (2011/2012)</td> </tr> </table> <p>All applicants are advised to verify this information with the Valuation Office Agency.</p>	Rateable Value	£17,750	Rates Payable	£7,685.75	UBR: 43.3p in the £ (2011/2012)	
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UBR: 43.3p in the £ (2011/2012)							
Accommodation:	Viewing & Further Information:						
<p>The property has been measured on the basis of net internal areas and the approximate areas are as follows:-</p> <p>Restaurant: 1,203 sq ft (111.73 sq m)</p> <p>Kitchen: 310 sq ft (28.77 sq m)</p> <p>Total: 1,513 sq ft (140.50 sq m)</p>	<p>Strictly by appointment through sole agents.</p> <div data-bbox="903 1485 1388 1800" style="text-align: center;">  <p>CURCHOD & CO</p> <hr/> <p>01932 823614</p> <p>www.curchodandco.com</p> </div> <p>ioswin@curchodandco.com dgawne@curchodandco.com newsam@curchodandco.com</p>						

Sept 2011

SUBJECT TO CONTRACT