

COMMERCIAL PROPERTY

SHOP

TO LET

336 sq ft (31.20 sq m)



**29b CHURCH STREET, WEYBRIDGE,
SURREY, KT13 8DG**

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.


CURCHOD & CO

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

<p>Location:</p> <p>The property is situated on Church Street in a prominent location near to the High Street.</p> <p>Weybridge benefits from excellent road networks with the town being two miles from junction 11 of the M25 at Chertsey and the A3 is four miles distance at the Cobham junction. This in turn gives easy access to the national motorway network and Heathrow and Gatwick Airports.</p> <p>Weybridge also benefits from a main line station five minutes walk away providing a fast and frequent service to London Waterloo.</p>	<p>Terms: (subject to contract)</p> <p>The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.</p> <p>Rent:</p> <p>£8,500 per annum exclusive.</p>						
<p>Description:</p> <p>The property comprises a ground floor lock-up shop within a single storey building.</p> <p>Legal Costs/VAT:</p> <p>Each party bear their own legal costs incurred in the transaction.</p> <p>VAT may be charged at the prevailing rate.</p>	<p>Business Rates:</p> <table border="0"> <tr> <td>Rateable Value</td> <td>£5,900</td> </tr> <tr> <td>Rates Payable</td> <td>£2,554.70</td> </tr> </table> <p>UBR: 43.3p in the £ (2011/2012)</p> <p>All applicants are advised to verify this information with the Valuation Office Agency.</p>	Rateable Value	£5,900	Rates Payable	£2,554.70		
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<p>Accommodation:</p> <p>The property has been measured on the basis of net internal areas and the approximate areas are as follows:-</p> <table border="0"> <tr> <td>Retail area:</td> <td>230 sq ft (21.30 sq m)</td> </tr> <tr> <td>Kitchen:</td> <td>106 sq ft (9.90 sq m)</td> </tr> <tr> <td>Total:</td> <td>336 sq ft (31.20 sq m)</td> </tr> </table>	Retail area:	230 sq ft (21.30 sq m)	Kitchen:	106 sq ft (9.90 sq m)	Total:	336 sq ft (31.20 sq m)	<p>Viewing & Further Information:</p> <p>Strictly by appointment through sole agents.</p> <div data-bbox="903 1480 1366 1787" style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> <p>www.curchodandco.com</p> </div> <p>ioswin@curchodandco.com dgawne@curchodandco.com newsam@curchodandco.com</p>
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Sept 2011

SUBJECT TO CONTRACT