

PROPERTY PARTICULARS

LOCK-UP SHOP TO LET – POPULAR LOCATION

APPROX. 68.71 SQ M (739.62 SQ FT)



92 CHURCH STREET

WEYBRIDGE

KT13 8DL

Regulated by RICS



LOCATION

This shop is located in Church Street, Weybridge. Junction 11 (Chertsey) M25 provides access to the national motorway network as well as Heathrow & Gatwick Airports. Weybridge railway station offers a regular service to London Waterloo as well as local towns.

DESCRIPTION

92 Church Street is located in an area within Church Street known as 'The Quadrant'. It is a popular parade with independent retailers including Wooden Heart of Weybridge (WHW), Mandarin Stone and Frost's Fireplaces. There is a selection of restaurant, pub and wine bar facilities including The Giggling Squid, which is diagonally opposite. The shop is of regular shape, with ancillary storage to the rear of the property. In addition to the main front door entrance, there is rear servicing via Quadrant Way. There is a kitchen and W.C. facility as well as some allocated car parking.

FLOOR AREAS

Shop width (at widest)	6.32 m	20.73 ft
Shop depth (at deepest)	8.85 m	29.04 ft
Retail area (NIA)	48.93 sq m	526.70 sq ft
Ancillary storage	19.78 sq m	212.92 sq ft
Total floor area	68.71 sq m	739.62 sq ft

TERMS

A new full repairing and insuring lease for a term to be agreed. The leases will exclude the security of tenure and compensation provisions contained within the Landlord & Tenant Act 1954 Part 2 (as amended).

RENTAL

Rental upon application per annum exclusive.

SERVICE CHARGE

There is a service payable with further details upon application.

EPC

C72 rating – certificate available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Phil Eggerdon, Eggerdon & Holland

T: 07523 958083 E: phil@eggerdon-holland.co.uk

