



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Restaurant/Retail Unit
2,062 sq. ft (with an additional 1,274.04 sq. ft of external space)

Bridge House, Heath Road, Weybridge KT13 8UE

LOCATION

Overlooking Weybridge Station, the property has very strong transport links with the station being less than 100m away with regular bus services and parking facilities also within very close proximity. Due to its location the property experiences exceptionally high foot traffic with over 1.2 million individual journeys taking place at Weybridge Station last year.

DESCRIPTION

The property stretches over three floors incorporating two bars, a kitchen, LED and fluorescent lighting, three phase power, kitchenette facilities on each floor and extensive W/C facilities on the lower floor. External outside yard/patio areas can be found on each floor and access is granted through multiple entrances. There is an additional external retail unit which can be used for a kiosk or to service customers to the internal areas of the property.

ACCOMMODATION

	Sq. ft	Sq. M
Ground Floor	1102	102.38
First Floor	960	89.18
External Retail Unit/Storeroom	118.21	10.98
Open Yard Space	1155.83	107.38
Total	3,336.04	309.93

RENT

£55,000 per annum.

RATES

To be Reassessed

EPC

To be Reassessed

LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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