



## The Old Post Office

42 High Street, Weybridge, KT13 8AB

## Prominent Retail Shop on Weybridge High Street

940 sq ft

(87.33 sq m)

- Prime High Street location
- Available Immediately
- Wide shop front & side return
- Private Kitchenette & WC facilities

## Summary

Available Size	940 sq ft
Rent	£42,500 per annum
Rates Payable	£11,851.25 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£23,750
EPC Rating	D (100)

## Description

The shop unit comprises the former Royal Mail Post Office in a prominent position on the corner of High Street and Elmgrove Road. The property has an extensive frontage onto the High Street with a grand entrance into the retail area with a floor to ceiling height of approximately 3.88m. The property benefits from comfort-cooling, a private kitchenette and WC facilities.

## Location

The property has a prominent trading position along the High Street in the affluent town of Weybridge. The premises enjoys high pedestrian access and is within walking distance of local amenities. Nearby local retailers include Pret A Manger, Dominos, Cafe Nero, Boots and Waitrose.

Junction 11 of the M25 is approximately 3 miles away providing good access to the national motorway network and both Heathrow and Gatwick airports. Weybridge mainline railway station provides access to London Waterloo.

## Accommodation

Name	sq ft	sq m	Availability
Ground	940	87.33	Available

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal and other professional costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

Kyran Copestick  
01483 730060 | 07570 682204  
kcopestick@curchodandco.com

Joseph Smith  
01483 730060 | 07808 896311  
jsmith@curchodandco.com

More properties @ curchodandco.com

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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