



## 7 Temple Market

Queens Road, Weybridge, KT13 9DL

Large ground floor retail premises with 3-bed maisonette

2,544 sq ft  
(236.35 sq m)

- Prominent position on an established retail parade
- E-Class use
- 3-Bed Maisonette
- Situated adjacent to major retailers, such as Sainsbury's Local and Wine Rack
- Available for immediate occupation
- Restaurant fit out

## Summary

Available Size	2,544 sq ft
Rent	£65,000 - £75,000 per annum
Rates Payable	£19,835.25 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	£39,750
EPC Rating	Upon Enquiry

## Description

7 Temple Market comprises of a ground floor, 2544 sq ft retail unit with wide frontage onto Queens Road, offering high visibility and accessibility.

The property was previously used as a restaurant, and benefits from an existing fit-out with commercial extraction, commercial refrigerator, drinks bar and restrooms. The unit also profits from rear access/parking.

The 3-bed maisonette can also be available for a total rent of £75,000 per annum.

## Location

The subject property holds a prominent position on the Temple Market retail parade, neighbouring Sainsbury's Local and Wine Rack. The Temple Market parade is one of Weybridge's smaller retail hubs, within a 5-minute walk of the main High Street.

Junction 11 of the M25 motorway is approximately 3 miles away providing good access to both Heathrow and Gatwick Airports and the motorway network. Weybridge mainline station provides access to London Waterloo with a journey time of approximately 30 minutes.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,401	223.06	Available
Ground - Outside Store	143	13.29	Available
<b>Total</b>	<b>2,544</b>	<b>236.35</b>	

## Terms

The premises are available by way of a new effective full repairing and insuring lease directly from the Landlord, with terms to be agreed.

## 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 costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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