



**17 High Street**  
Weybridge, KT13 8AX

## Prominent High Street Retail Unit with 2x 1-bed Maisonettes

**1,023 sq ft**  
(95.04 sq m)

- Well positioned retail unit (E-Class)
- Affluent location with high footfall
- Available by lease assignment
- Kitchenette and WC

## Summary

Available Size	1,023 sq ft
Passing Rent	£44,000 per annum
Rates Payable	£15,094.75 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	£30,250
EPC Rating	E

## Description

The 3-storey E-class retail unit with 2x 1-bed maisonettes is well positioned on Weybridge High Street, benefiting from a high levels of passing footfall. The premises benefits from a good frontage, with rear access connecting to Baker Street.

The unit benefits from a suspended ceiling, vinyl floor, storage area, and a kitchenette and WC. The above maisonettes have the advantage of modern kitchens with white goods, 1-bedroom and a living room.

The above maisonettes may be let on Assured Shorthold Tenancies. There is an existing AST on the 1st floor maisonette from 14th September 2017 at a passing rent of £892.44 PCM.

## Location

The property is located in a prominent trading position on Weybridge High Street, the towns main retail thoroughfare, which includes retailers such as W H Smith, Boots, and Waitrose.

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
Unit	1,023	95.04	Available
<b>Total</b>	<b>1,023</b>	<b>95.04</b>	

## Viewings

Strictly by appointment with the sole agents Curchod & Co.

## Terms

The premises are available by way of an assignment of a full repairing and insuring 10-year lease from 1st June 2016.

## Legal Costs

Incoming tenant to be responsible for the payment of the legal costs incurred in the assignment.

## 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.



## Viewing & Further Information

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