

**ROSE  
WILLIAMS**

**01895 619890**

[www.rose-williams.co.uk](http://www.rose-williams.co.uk)

COMMERCIAL PROPERTY CONSULTANTS

**TO LET**

**PROMINENT GROUND FLOOR RETAIL  
UNIT TO LET**

→ **493 SQFT**



**9 BAKER STREET  
WEYBRIDGE  
SURREY  
KT13 8AE**



## DESCRIPTION

Ground Floor retail unit to let with rear wc and AC Cassette. The unit is provided open plan ready for a tenant to fit out. To The rear is one car space and useful outside storage.

## FLOOR AREAS

**TOTAL**                      **493 sqft**

1 Rear Car Space and Storage area

## LOCATION

The property is located in a prominent trading position in Baker Street, which is conveniently situated in the centre of the town close to the junction of Church Street and High Street, the town's main retail thoroughfare, which includes various 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 railway station provides access to London Waterloo with a journey time of approximately 30 minutes.

## TERMS

The premises are available on a new lease for a term up to 31<sup>st</sup> December 2029 at a rent of £22,500 per annum exclusive

## RATES

The rateable value is shown as £18,250.

Prospective tenants should enquire of the local authority to establish the actual rates they would pay.

## LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

## VAT

The property is elected for VAT

## EPC

Energy Performance Asset Rating for whole building: C63

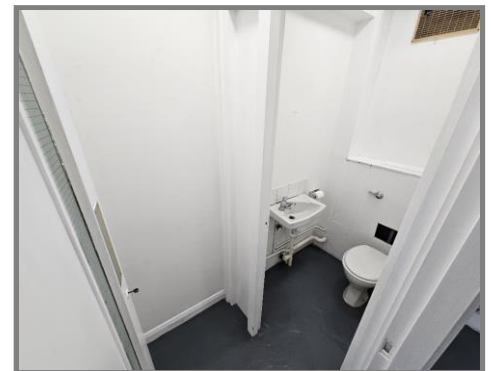
## SERVICE CHARGE

A service charge will be levied to cover common costs shared with the occupiers of the remainder of the building.

## VIEWING

For additional information or the opportunity to view contact either

Mark Rose on 01895 619898  
or by email  
[mark@rose-williams.co.uk](mailto:mark@rose-williams.co.uk)



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