



**10-12 High Street**

Weybridge, Surrey, KT13 8AB

## Freehold investment opportunity

1,615 sq ft

(150.04 sq m)

Price: Offers in excess £900,000

# 10-12 High Street

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## Location

Weybridge is an affluent and prosperous town situated some 20 miles to the south west of Central London. It benefits from excellent communications being located approximately 3 miles from Junction 11 of the M25 and 4 miles from the A3. This in turn gives easy access to the national motorway network and Heathrow and Gatwick international airports.

The premises are situated in a prominent location on the High Street with nearby occupiers including Toni and Guy, White Stuff, Fat Face, Whitewall Galleries, Vodafone, Boots, W H Smith, Pizza Express, Prezzo, Waitrose, Starbucks and Cafe Nero.

## Description

The freehold is formed of a two storey building comprising a ground floor retail and restaurant occupied by an established Italian delicatessen offering high quality Italian produce. The upper parts are sold off and consist of residential accommodation on the upper floors.

## Tenancies

The ground floor is let to Macari's Italy (by assignment) on a full repairing and insuring lease for a term of 15 years from 13th July 2012 at rent of £50,000 per annum.

The two flats are sold off on 999 year leases.

## Legal Costs/VAT

Each party will bear their own legal costs.

VAT may be chargeable at the prevailing rate.

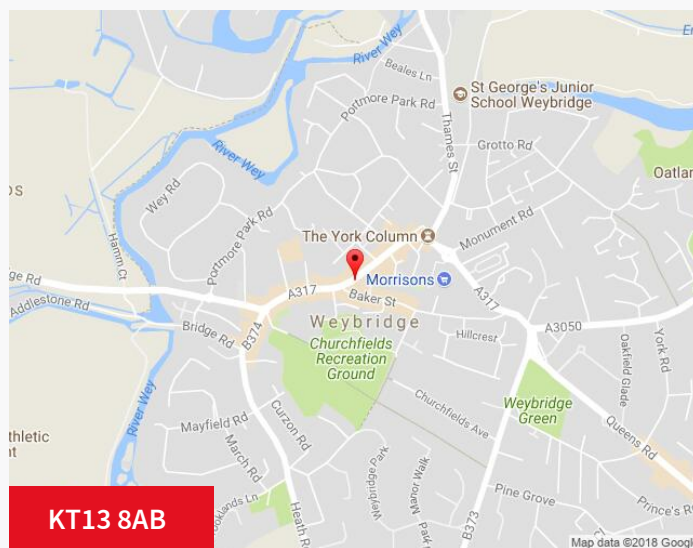
## Rates & Charges

### Business Rates

Rates Payable: £25,636 per sq ft  
(based upon Rateable Value: £52,000 and UBR: 49.3p)

## EPC

Available upon request.



## Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

### Richard Newsam

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### Gary Whitaker

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