

# Investment, Restaurant, Development

FOR SALE



CURCHOD & CO



29-31 Baker Street

Weybridge, KT13 8AE

## For Sale Freehold Restaurant Investment

1,196 sq ft

(111.11 sq m)

- Income producing investment
- Prominent location
- Redevelopment potential  
subject to planning on reversion  
of current lease

curchodandco.com | 01932 823610

Chartered surveyors, land property & construction consultants

## Summary

Available Size	1,196 sq ft
Price	Offers in excess of £270,000
Business Rates	Upon Enquiry
EPC Rating	D (84)

## Location

The property is located in a prominent trading position in Baker Street which is conveniently situated in the centre of the town near to the junction of Church Street and the High Street, the towns main retailing 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 Airport and the wider national motorway network.

Weybridge mainline railway station provides access to London Waterloo with a journey time of approximately 30 minutes.

## Description

The property comprises a two storey building arranged as a restaurant over ground and first floors with wc facilities, kitchen and ancillary storage.

## Accommodation

The accommodation comprises of the following NIA areas:-

Name	Sq ft	Sq m
Ground - Restaurant	450	41.81
Ground - Kitchen	141	13.10
Ground - Ancillary Storage	261	24.25
1st - Restaurant	344	31.96
<b>Total</b>	<b>1,196</b>	<b>111.12</b>

## Tenancy

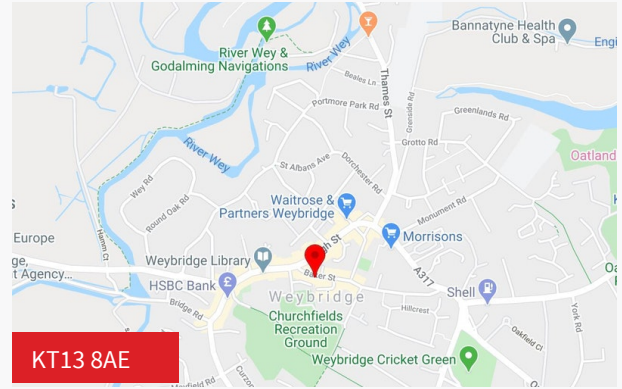
The whole of the property is let to a private individual (by assignment) with the term expiring 24th March 2031 with the annual rent at £18,200 per annum exclusive on a full repairing and insuring lease.

## Tenure

Freehold subject to existing leasehold interest of the whole.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the sale. VAT will be charged at the prevailing rate.



## Viewing & Further Information

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