



29-31 High Street

Weybridge, KT13 8BA

## Prime High Street E-class Unit

3,882 sq ft

(360.65 sq m)

- Prominent double-fronted unit on prime retail pitch
- Generous open-plan accommodation
- Affluent catchment population with above average AB representation
- Rear servicing
- The M25 (J11) is just 2 miles away and M3 (J2) is 4 miles away
- Nearby occupiers include Waitrose, Starbucks, Gail's, Caffè Nero, Boots, Pret A Manger and T G Jones

Summary

Available Size	3,882 sq ft
Rent	£99,500 per annum
Rates Payable	£32,680 per annum
Rateable Value	£76,000
Service Charge	N/A
EPC Rating	D (79)

Description

29-31 High Street, Weybridge is a substantial 3,882 sq ft retail unit positioned in a prime and highly visible location on the High Street. The property features a large glazed frontage, offering excellent branding and display opportunities, with double doors providing direct access from the street.

The accommodation is highly adaptable, making it ideal for a broad range of occupiers including retail, food & beverage and leisure operators. The unit's size, frontage and location combine to create a rare opportunity in this busy and affluent catchment.

Location

The property is prominently situated in a prime position fronting the High Street in Weybridge town centre. The property is situated close to Waitrose and is set amongst national retailers and banks including Boots, Waitrose, Holland & Barrett and Caffe Nero.

Weybridge station is approximately 3/4 of a mile distance. The High Street serves the exclusive residential areas of St Georges Hill and Burwood Park, along with several major office occupiers. On street car parking is available outside the property with additional car parking available by way of various pay and display car parks a short distance away.

Viewings

Only by appointment via the Landlord's Sole Agent Curchod & Co.

Terms

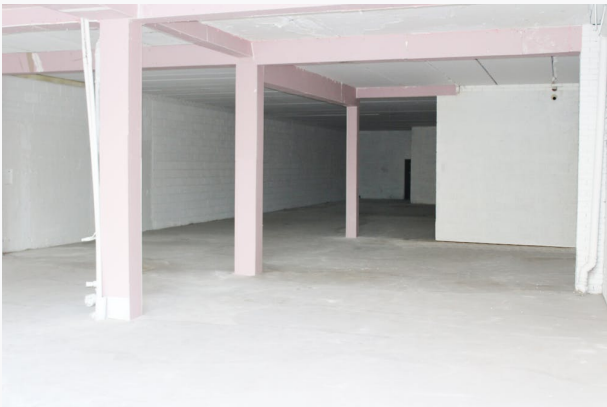
A new effective full repairing and insuring lease is available for a term to be agreed.

Legal Costs and VAT

Each party will be responsible for its own costs incurred in the transaction. VAT may be payable.

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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