



**130 Oatlands Drive**  
Weybridge, KT13 9HL

## Retail Investment in Weybridge

**788 sq ft**  
(73.21 sq m)

- Long leasehold interest with 966 years unexpired
- Prominent retail unit in Weybridge within a popular parade of shops
- Excellent visibility at busy corner of Oatlands Drive and Anderson Road
- Let on a 10 year lease from March 2021
- Passing rent of £18,500 per annum

Summary

Available Size	788 sq ft
Price	£275,000
Rates Payable	£7,360.25 per annum
Rateable Value	£14,750
EPC Rating	C (69)

Description

The property comprises a ground floor corner retail unit with return frontage, benefitting from strong visibility and display presence on the busy A3050 (Oatlands Drive). Internally, the accommodation is predominantly open plan and includes a fitted kitchen, WC facilities, and electric heating.

Location

Located in Oatlands Village, between Weybridge town centre (0.3 miles) and Walton-on-Thames (2 miles), the property benefits from excellent local footfall and vehicular traffic. Oatlands Drive (A3050) is a key arterial route, and the area is well-served by public transport and road links. The M25 (Junction 11) is approximately 2 miles away, providing convenient access to London, Heathrow, and Gatwick.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	788	73.21	Available
<b>Total</b>	<b>788</b>	<b>73.21</b>	

Terms

The property is let on a 10-year full repairing and insuring lease from 2nd March 2021. The current passing rent is £18,500 per annum, and the lease is protected by the security of tenure provisions under the Landlord and Tenant Act 1954. There is an upwards only rent review in 2026.

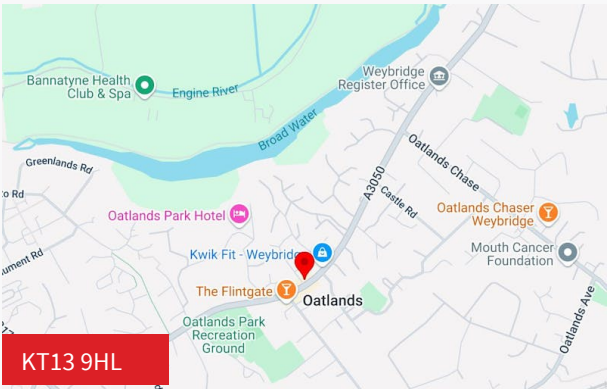
Anti Money Laundering

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.

Legal Costs & VAT

Each side to be responsible for the payment of their own legal costs incurred in the sale.

All prices are quote exclusive of VAT which may be charged.



Viewing & Further Information

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