



6 Baker Street
Weybridge, KT13 8AU

E-Class Retail to Let

356 to 798 sq ft
(33.07 to 74.14 sq m)

- Town centre location
- Large open plan layout
- Nearby retailers include TG Jones, Boots and Waitrose
- Refurbished for January 2026

Summary

Available Size	356 to 798 sq ft
Rent	£22,000 - £34,000 per annum
Business Rates	To be assessed
Service Charge	Ad-Hoc
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The property comprises of a ground floor shop within a two storey brick built period building under a pitched slate covered roof. The sales area is open plan with exposed timber flooring and painted walls with a rear WC.

The property is currently undergoing redevelopment and refurbishment and will be available from January 2026.

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 Waitrose, TG Jones, Caffè Nero, Starbucks, Pret a Manger, and Kokoro, alongside a variety of independent retailers.

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.

Accommodation

The property can be available from 356 sq. ft, or can be extended to the full option of 798 sq. ft. Please refer to the plans provided on our website.

Name	sq ft	sq m	Rent
Ground - Full Option	798	74.14	£34,000 /annum
Ground - Split Option	356	33.07	£22,000 /annum

Terms

The unit is available by way of a new lease directly with the landlord for a term to be agreed.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

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.



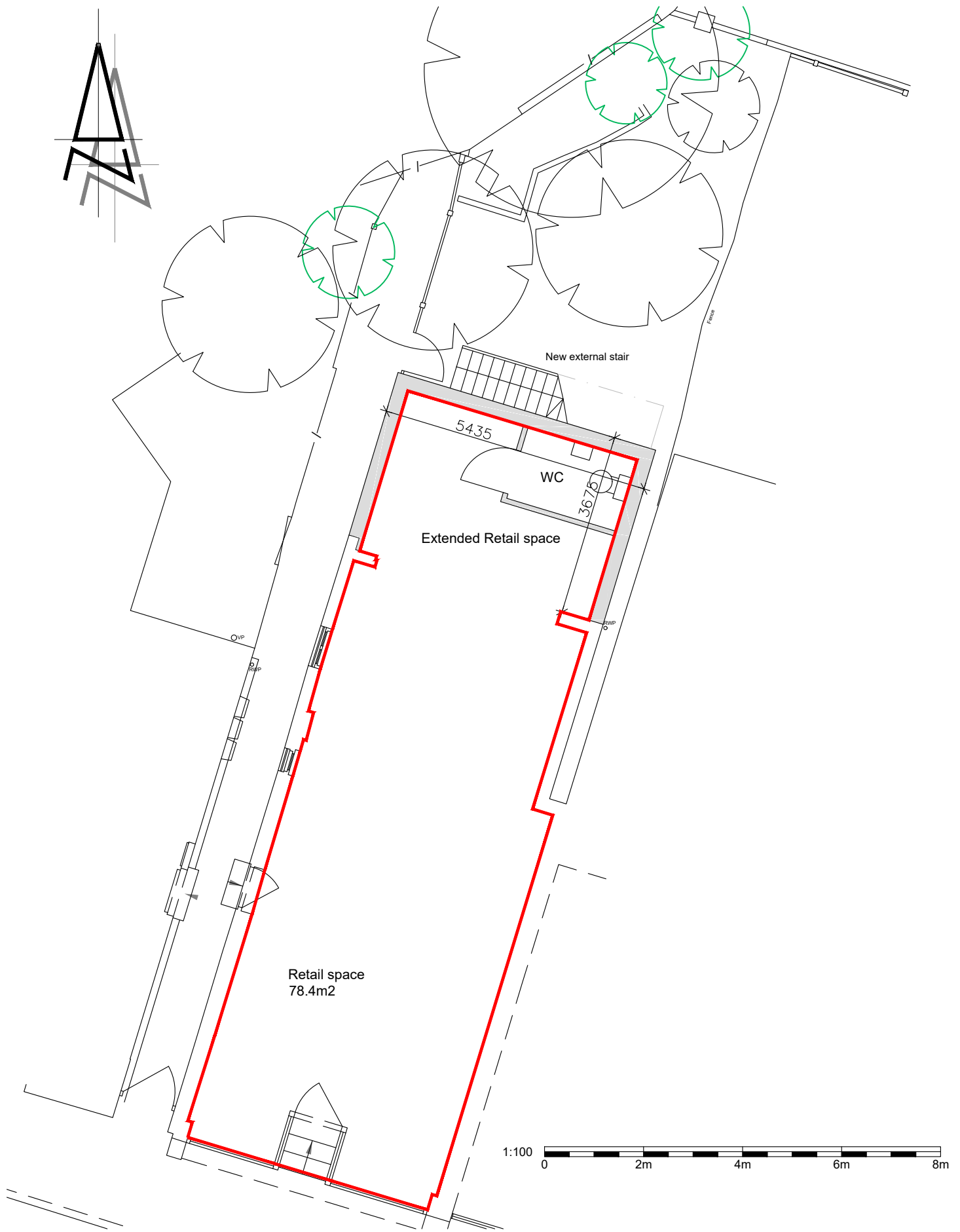
Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 01/10/2025

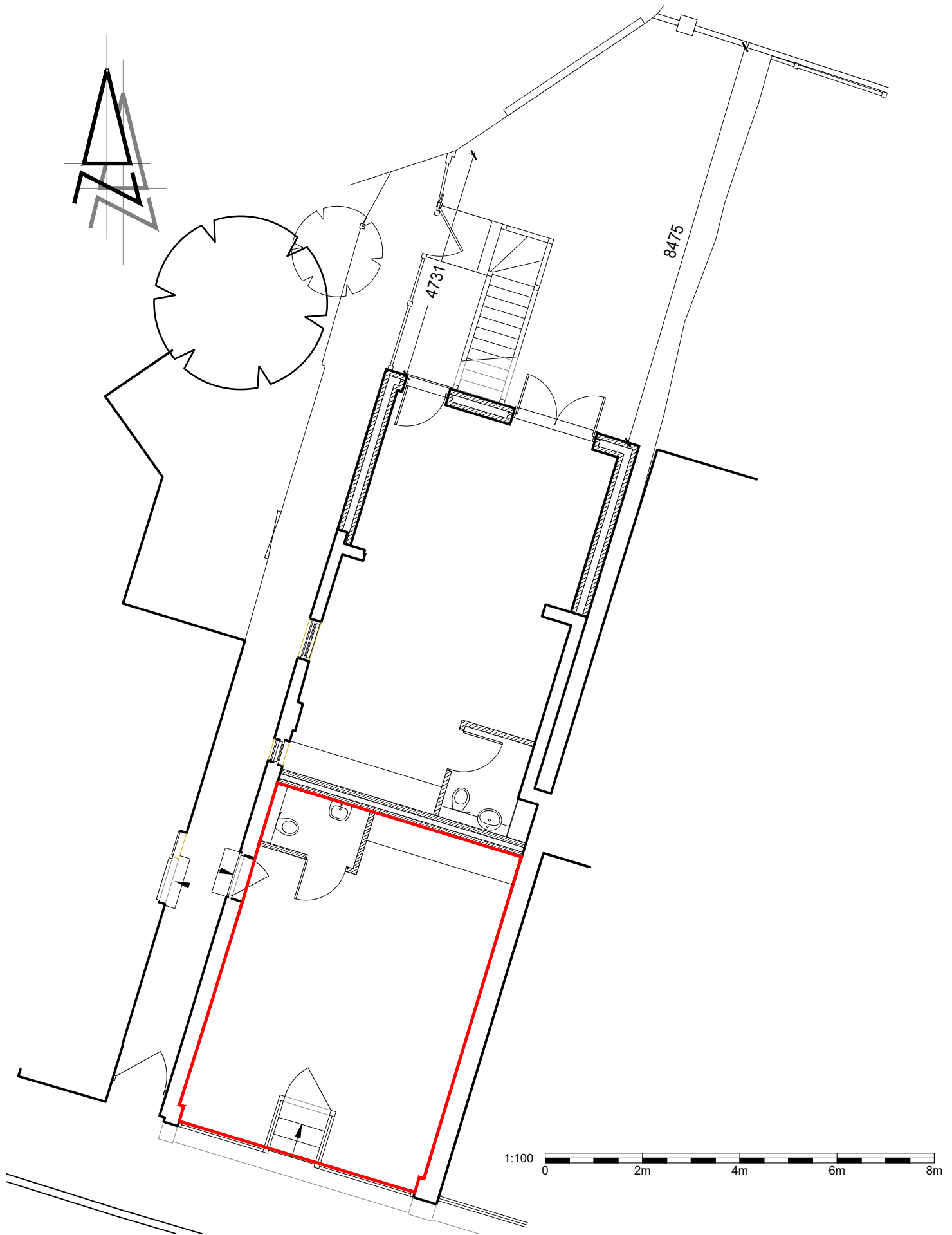


Lease Plan - Retail Unit
Project - 6 Baker Street, Weybridge, Surrey.

Scale - 1:100
Date - 30.09.2025

SORBON
ESTATES

DWG No. BSW-6_LSE_501

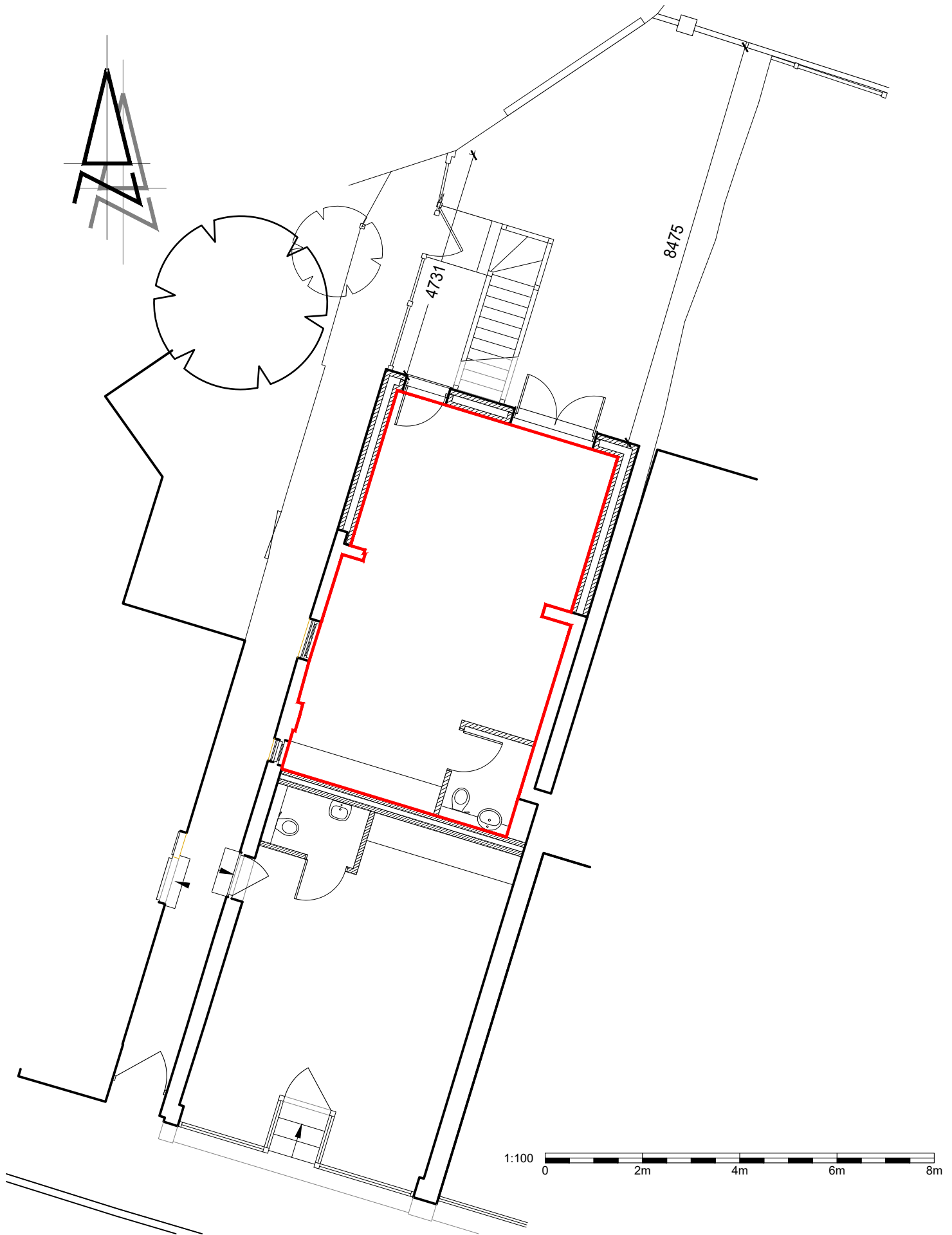


Lease Plan - Retail Unit
Project - 6 Baker Street, Weybridge, Surrey.

Scale - 1:100
Date - 30.09.2025

SORBON
ESTATES

DWG No. BSW-6_LSE_401



Lease Plan - Office Unit
Project - 6 Baker Street, Weybridge, Surrey

Scale - 1:100
Date - 30.09.2025

SORBON
ESTATES

DWG No. BSW-6_LSE_402