Surrey KT13 8ED

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





Freehold Retail Investment

www.acuitus.co.uk

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Property Information

Freehold Retail Investment

- Let to K&Z Group Limited t/a Pret a Manger
- Lease expires March 2032 (subject to option)
- Originally let to Pret a Manger (Europe) Limited
- Affluent & popular Surrey commuter town
- Nearby retailers include Boots, Caffe Nero, Gail's Bakery, Starbucks, Waitrose & Partners and a range of local businesses

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Rent

£55,000 per Annum Exclusive

Sector

High Street Retail

30th October 2025

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles 2 miles south-west of Walton on Thames, 16 miles north-east of

Guildford, 20 miles south-west of London

A3. M3. M25 Roads

Rail Weybridge Railway Station (to London Waterloo in 35 minutes)

London Heathrow Airport, London Gatwick Airport Air

Situation

The property is prominently situated in a prominent trading position along High Street, close to its junction with Baker Street, in the affluent Surrey commuter town of Weybridge. Nearby retailers include Boots, Caffe Nero, Gail's Bakery, Starbucks, Waitrose & Partners and a range of local businesses.

Tenure

Freehold

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a shop arranged on the ground floor with ancillary accommodation on the first floor.

VAT

VAT is applicable to this lot.

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail/Ancillary Ancillary	117.63 59.00	(1,265) (635)	K&Z GROUP LIMITED on assignment from PRET A MANGER (EUROPE) LIMITED (t/a Pret a Manger) (1)	10 years from 10/05/2022 (2)	£55,000	10/05/2027
Total		176.63	(1,900)			£55,000	

⁽¹⁾ Established in 2006, K&Z Group own Pret A Manger shops across 7 counties in the UK, as well as 7 KFC's across the south coast & South London. Other Pret shops run by K&Z Group include Guildford, Bournemouth, Reigate, Staines, Croydon & Sutton (https://pret.teamtailor.com/locations)

⁽²⁾ The lease is subject to a tenant option to determine on 09/05/2027.

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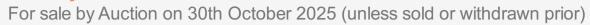
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Contacts

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Seller's Solicitors

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