

Lot 5, 9 High Street, Weybridge,

Surrey KT13 8ED

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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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, Caffè Nero, Gail's Bakery, Starbucks, Waitrose & Partners and a range of local businesses

Lot
5

Auction
30th October 2025

Rent
£55,000 per Annum Exclusive

Status
Available

Sector
High Street Retail

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
Roads	A3, M3, M25
Rail	Weybridge Railway Station (to London Waterloo in 35 minutes)
Air	London Heathrow Airport, London Gatwick Airport

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, Caffè 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.

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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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