

## 16-18 Church Street Weybridge, Surrey KT13 8DX

# lot 37

### Freehold Retail and Residential Investment

- Well located Korean and Japanese restaurant let until 2028
- Includes 3 residential flats let on AST's
- Affluent Surrey commuter town
- Nearby occupiers include Starbucks, Barclays Bank, Laura Ashley, Lloyds Bank and Robert Dyas
- Six Week Completion

Rent  
**£65,620**  
per annum  
exclusive



### Location

Miles: 20 miles south-west of Central London  
8 miles east of Woking  
Roads: M3, M25, A3  
Rail: Weybridge Rail Station  
Air: Heathrow (8 miles), Gatwick Airport (32 miles)

### Situation

Weybridge is an affluent Surrey commuter town 20 miles south-west of Central London. The property is situated on the north side of Church Street close to its junction with the High Street in the heart of the town centre. Nearby occupiers include Starbucks, Barclays Bank, Laura Ashley, Lloyds Bank and Robert Dyas.

### Description

The property comprises a ground floor restaurant, together with 3 residential flats on two floors above with separate access from the side of the property. Each flat has two rooms, kitchen and bathroom/shower room.

**Tenure**  
Freehold

**VAT**  
VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground Part First	Restaurant Ancillary - restricted headroom	85.01 sq m (915 sq ft) 19.60 sq m (211 sq ft)	<b>CHOI'S LIMITED</b> (t/a Soya Korean and Japanese Restaurant) (1)	15 years from 11/10/2013 until 10/10/2028	£40,000	10/10/2018 and 10/10/2023 Upward Only
First 16A	Residential	Not Measured	<b>INDIVIDUAL</b>	AST 1 year from 07/07/2014	£8,220	(06/07/2015)
Second 16B	Residential	Not Measured	<b>INDIVIDUAL</b>	AST 1 year from 10/07/2014	£8,700	(09/07/2015)
Third 16C	Residential	Not Measured	<b>INDIVIDUALS</b>	AST 1 year from 04/04/2014	£8,700	(03/04/2015)
<b>Totals</b>		<b>104.61 sq m (1,126 sq ft)</b>			<b>£65,620</b>	

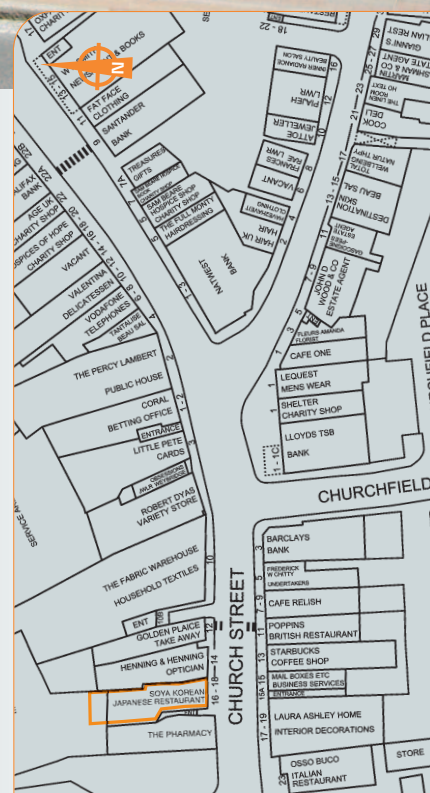
(1) The lease has a personal guarantee from Mr Choi and a 3 month rent deposit.

**For further details please contact:**  
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