

19/19a/19b High Street,
Weybridge, Surrey KT13 8AX
 Prime Freehold Retail and Residential Investment

Lot 7
 £53,140 per annum
 exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	99.03 sq m (1,066 sq ft)	HOLLAND & BARRETT LIMITED (1)	10 years from 03/08/2011	£34,000
First	Residential - One bedroom flat	40.97 sq m (2)	TWO INDIVIDUALS	AST for 1 year from 10/05/2017 at £795 pcm	£9,540 (3)
Second	Residential - One bedroom flat	40.97 sq m (2)	INDIVIDUAL	AST for 1 year from 15/08/2017 at £800 pcm	£9,600 (3)
Total Area		180.97 sq m (1,948 sq ft)			£53,140 (3)

(1) Holland & Barrett have over 145 years of industry experience and are of the world's leading health and wellness retailers and the largest in Europe. They operate from over 1,360 stores around the world, with a presence in 16 country markets (Source: www.hollandandbarrett.com 16/01/2018).

(2) Gross Internal Area.
 (3) Annual equivalent rent.

Key Details

- Shop let to Holland & Barrett Limited
- Two flats above let on ASTs
- Nearby occupiers include Waitrose, Boots the Chemist, WHSmith, Caffè Nero, Fat Face, White Stuff and Space NK Apothecary
- Affluent Surrey commuter town
- VAT-free Investment

Location

Miles: 16 miles north-east of Guildford
 20 miles south-west of Central London
Roads: A3, M3, M25
Rail: Weybridge Railway Station
Air: London Heathrow and London Gatwick Airports

Situation

Weybridge is an affluent Surrey commuter town located some 20 miles south-west of Central London. The property is located in a prime trading position on the southern side of High Street, close to its junction with Elmgrove Road and east of Church Street and north of Baker Street. Space NK Apothecary is adjacent to the property, with other nearby retailers including Waitrose, Boots the Chemist, WHSmith, Caffè Nero, Fat Face and White Stuff, with Prezzo, Pizza Express and Morrisons also represented within the town.

Description

The property comprises a ground floor shop with two self-contained flats on the first and second floors, both of which underwent a refurbishment programme about five years ago.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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