



22B High Street
Weybridge, KT13 8AB

Retail unit in prime location on Weybridge High Street

2,066 sq ft
(191.94 sq m)

- Large open plan layout
- 2-car parking spaces
- Wide glass frontage
- Affluent location
- Comfort cooling and heating throughout
- First floor toilet and kitchenette facilities

Summary

Available Size	2,066 sq ft
Rent	£45,000 per annum
Rates Payable	£17,589 per annum
Rateable Value	£35,250
EPC Rating	B (29)

Description

The unit features a contemporary wide glass frontage with a central entrance. The ground floor offers an open-plan retail area without structural partitioning walls, allowing potential occupiers the flexibility to adapt and configure the space to their specific requirements. A staircase situated in the rear third of the ground floor leads to the first floor which provides office/storage area, with kitchenette and toilet facilities.

The unit also benefits from the use of two designated parking spaces, which are located at the rear of the property, accessed via Holstein Avenue.

Location

22B High Street comprises a two-storey retail unit in a prime position on Weybridge High Street. The property benefits from a highly prominent location in one of the town’s most sought-after retail pitches. Notable nearby occupiers include Waitrose, Royal Mail, WH Smith, 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 station provides access to London Waterloo with a journey time of approximately 30 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	1,377	127.93
1st - Office	689	64.01
Total	2,066	191.94

Terms

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

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.

Legal Costs/VAT

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

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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