



We are pleased to bring to market this excellent investment opportunity. The property comprises two commercial units which have been combined into one, totalling 1,194 sq ft. The property is on the ground floor of a three-story building, the uppers of which have been converted into residential flats.

The property is let to Hill House Interiors Ltd. on a 5-year lease from July 7, 2025 at a rent of £40,000 p.a. The tenants has been in this location since 2012.

There is a tenant break clause in July 2026 with a £5,000 penalty, and an either-party break clause in August 2027.

PROPERTY SUMMARY :

- ❖ Virtual freehold
- ❖ Affluent area
- ❖ £40,000 rental income
- ❖ Subject to VAT /can be a TOGC

Weybridge is an affluent commuter town in Surrey, just 17 miles southwest of central London. It is also home to the European headquarters of Sony and P&G.

The property is on Baker Street, just off the High Street. It is a short walk from the Churchfields recreation grounds and a 5-minute drive to Addlestone train station.

Occupiers close by include Waitrose, Pizza Express, Morrisons and local boutiques and national retailers.

