

## Weybridge

### 13 Church Street Surrey KT13 8DE

- **Attractive Freehold Shop and Residential Investment**
- Affluent Surrey commuter town
- Shop let to Starbucks Coffee Company (UK) Ltd until 2018
- Large split level self-contained maisonette let on an Assured Shorthold Tenancy
- March 2013 Rent Review Outstanding
- No VAT applicable
- Total Current Rents Reserved **£47,960 pa**



**Tenure**  
Freehold.

**Location**

Weybridge is a prosperous commuter town located some 20 miles south-west of Central London, 2 miles from Junction 11 of the M25 and 4 miles from Junction 2 of the M3. Heathrow Airport is approximately 8 miles north and the town benefits from a rail service to London Waterloo. The property is situated on the south side of Church Street close to its junction with High Street in the heart of the town centre. Occupiers close by include Barclays, Laura Ashley, Lloyds, Robert Dyas and Coral.

**Description**

The property is arranged on ground and two upper floors to provide a ground floor coffee shop together with a self-contained first and second floor maisonette above, accessed from the rear. The maisonette comprises four rooms, kitchen and bathroom.

**VAT**

VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

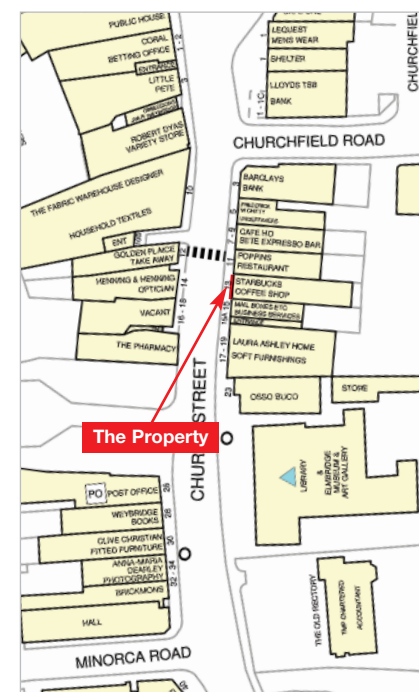
**Viewings**

Please e-mail your viewing request with full contact details to [viewings@allso.co.uk](mailto:viewings@allso.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 67 Weybridge.**

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Starbucks Coffee Company (UK) Ltd (1)	Gross Frontage 6.15 m (20' 2") Net Frontage 5.40 m (17' 8") Shop Depth 24.30 m (79' 8") Built Depth 26.55 m (87' 2")	15 years from 25.03.2003 Rent review every 5th year FR & I	£35,000 p.a.	Rent Review 2013 Outstanding
First & Second	Individual	First & Second Floor Maisonette comprising Four Rooms, Kitchen and Bathroom	12 month Assured Shorthold Tenancy from 26.01.2013 at £1,080 p.c.m.	£12,960 p.a. (Annualised)	

(1) No. of UK Branches: 500. Starbucks has over 15,000 stores in 50 countries. Website Address: [www.starbucks.co.uk](http://www.starbucks.co.uk).

**Total £47,960 p.a.**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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