

## WEYBRIDGE St Martin's Court, 37 Queens Road

Prominent corner position A1/A2/A3/A4 Use  
Occupiers in the vicinity include Tesco, Sainsbury, Café Rouge and Kalkwik

### Location

The premises are located approximately half a mile east of the town centre in Queens Road. Retailers in the vicinity include Savills, Tesco Express, Sainsbury, Café Rouge and a whole host of restaurants and independent retailers

### Description

The premises occupy a very prominent position on the corner of Queens Road and York. The premises form part of a three storey mixed residential office building, providing accommodation at the ground floor only. It is proposed that two units are created with Unit 1 facing Queens Road and Unit 2 facing York Road. The Units could also be combined to create one unit.

### Accommodation

#### Unit 1

	Metric:	Imperial:
Net frontage	10.54m	34' 7"
Built depth	16.41m	53' 10"
Gross internal area	154.83sqm	1667 sq ft

#### Unit 2

	Metric	Imperial
Net frontage	5.12m	16' 8"
Built depth	17.71m	41' 8"
Gross internal area	82.5 sqm	888 sq ft



### Planning

A1, A2, A3 and A4 use subject to obtaining the necessary consents.

### Terms

The property is available on a new 10 year FRI lease subject to five yearly upward only rent reviews

### Rent

Unit 1—£47,000 p.a.x  
Unit 2—£20,000 p.a.x

### Rates

To be re-assessed

### Inspection

Strictly by appointment via the sole agents:

Nick Downing

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