

29 - 31 QUEENS ROAD

WEYBRIDGE

KT13 9UG



**DOUBLE RETAIL UNIT WITH EXCELLENT FRONTAGE -
AVAILABLE AUGUST 2026**

TO LET - 2,015 SQ FT (187.20 SQ M)

 **Hurst
Warne**

KEY BENEFITS

- Frontage to Queens Road 11.58m
- Rarely available double retail unit
- Busy thoroughfare route
- Pay and display car park within easy walking distance
- Class E use
- Suitable for retail/office/leisure/clinic operations

LOCATION

Queens Road is a busy thoroughfare and provides a vibrant mix of independent retailers including fashion/boutique shops, estate agents, beauty rooms/clinics and multiple food and drink establishments.

Roadside parking is available outside the units and beyond, together with a pay and display car park in York Road within a very short walking distance.

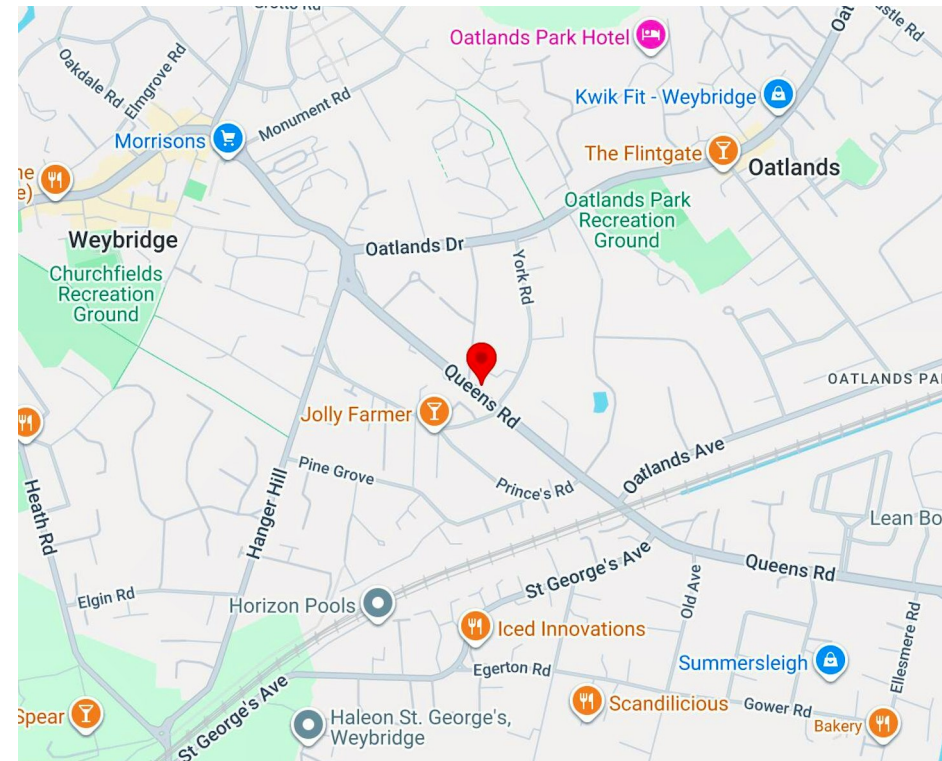
DESCRIPTION

Ground floor double retail unit in a popular retail area of Weybridge, with a retail frontage of 11.58m.

Fully self contained and currently trading as a kitchen showroom.

SPECIFICATION

- Suspended ceilings
- LED lighting
- A/C
- Electric heating (no gas to property)
- Male & female WCs
- Rear storage/office area
- Kitchen area

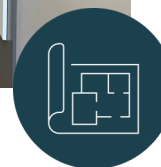
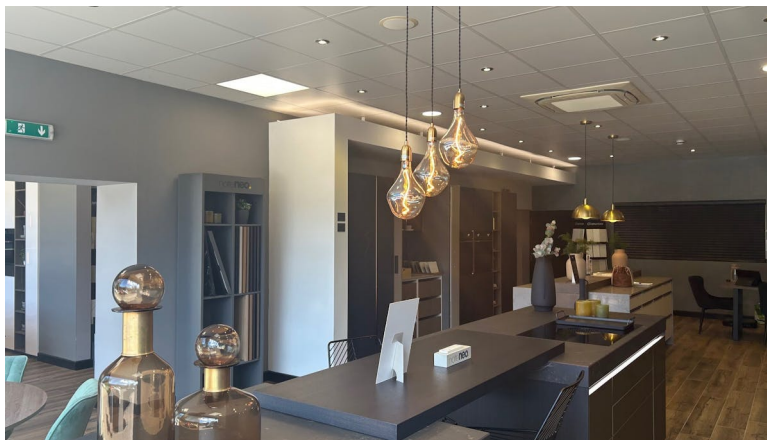


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VIEW WEBSITE

hurstwarne.co.uk



SUMMARY

- Rent: £55,000 per annum VAT is not payable on the rent.
- Available Size: 2,015 sq ft
- Rates Payable: £16,170 per annum estimated on new figures April 26.
- Service Charge: £1,297.88 per annum for current service charge year excluding building insurance which is currently £2,035.04 until March renewal.
- EPC: B (34)



TERMS

Available August 2026 by way of a new full repairing and insuring lease (by way of service charge).

VIEWINGS & INFORMATION



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ACCOMMODATION

NAME	SQ FT	SQ M
Ground - Main retail area	1,481	137.59
Ground - Rear office/storage	494	45.89
Ground - Kitchen/breakout	40	3.72
TOTAL	2,015	187.20

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk



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