



STATION BUILDING AND KIOSK

WEYBRIDGE KT13 8UE /// reap.crowned.hood

TO LET
**3,590 SQ FT FOOD
& BEVERAGE UNIT**
WITH A 530 SQ FT
PRIVATE YARD



SPACE TO THRIVE @

STATION BUILDING **AND KIOSK**

THIS NEWLY REFURBISHED BUILDING IS
PERFECT FOR A NEW RESTAURANT OR
VARIETY OF BUSINESSES THAT OPERATE
UNDER E CLASS.

With its inviting layout and great location, this space is ready for you to create a unique dining or social experience. An adjoining kiosk can be used for additional retail or customer facing services.

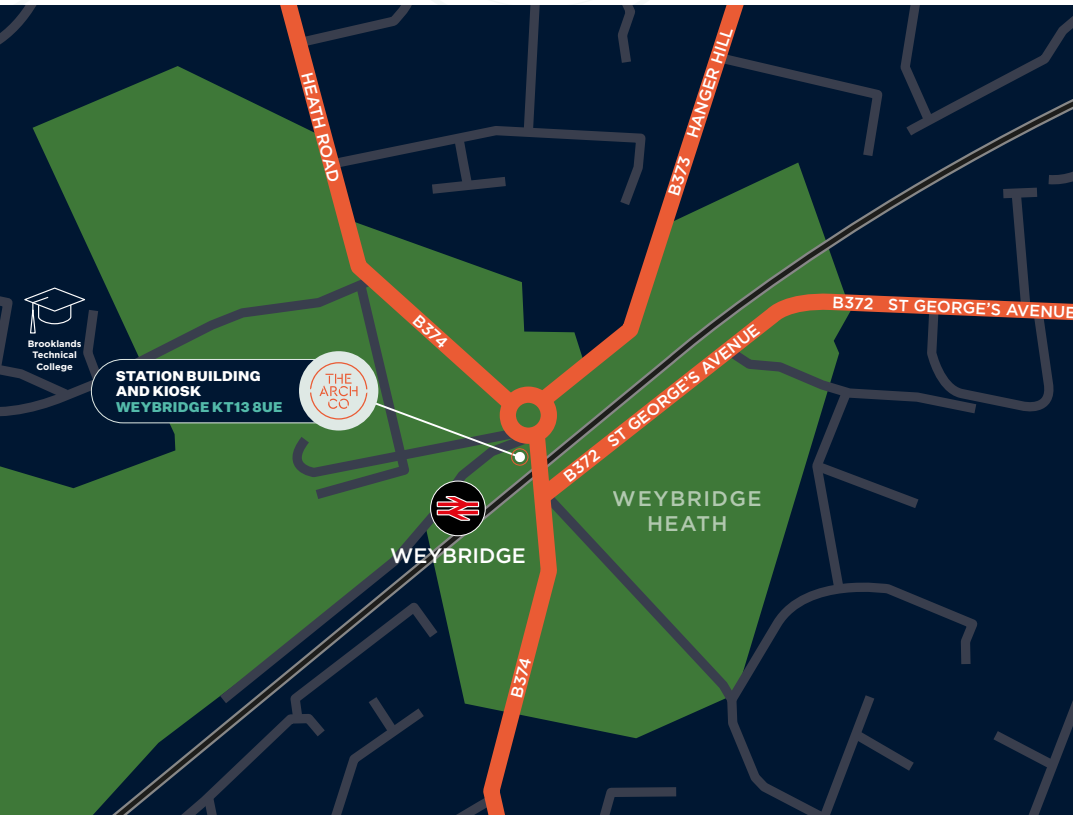
W/C and three-phase power have been installed, and the space is ready to be fitted out with a custom layout, making it ideal for various operations.

The property also benefits from a c.240 sq ft basement/cellar.

LOCATION

WEYBRIDGE IS A CHARMING TOWN IN SURREY, KNOWN FOR ITS CONVENIENT RAILWAY STATION THAT OFFERS DIRECT TRAINS TO LONDON.

The area around the station features a variety of shops, cafés, and restaurants, creating a lively atmosphere. With beautiful parks and the River Wey nearby, Weybridge provides a perfect blend of convenience and a relaxed lifestyle, making it an ideal place for commuters and families.



TRAVEL TIMES

Weybridge Railway Station   2 mins

Weybridge Central   11 mins

ACCOMMODATION

| UNIT | SQ FT | RENT PA |
|----------|-------|---------|
| INTERNAL | 3,590 | £55,000 |
| EXTERNAL | 530 | |



SPECIFICATION



24/7
access



WC
facilities



Kitchenette



Water
drainage



Gas
supply

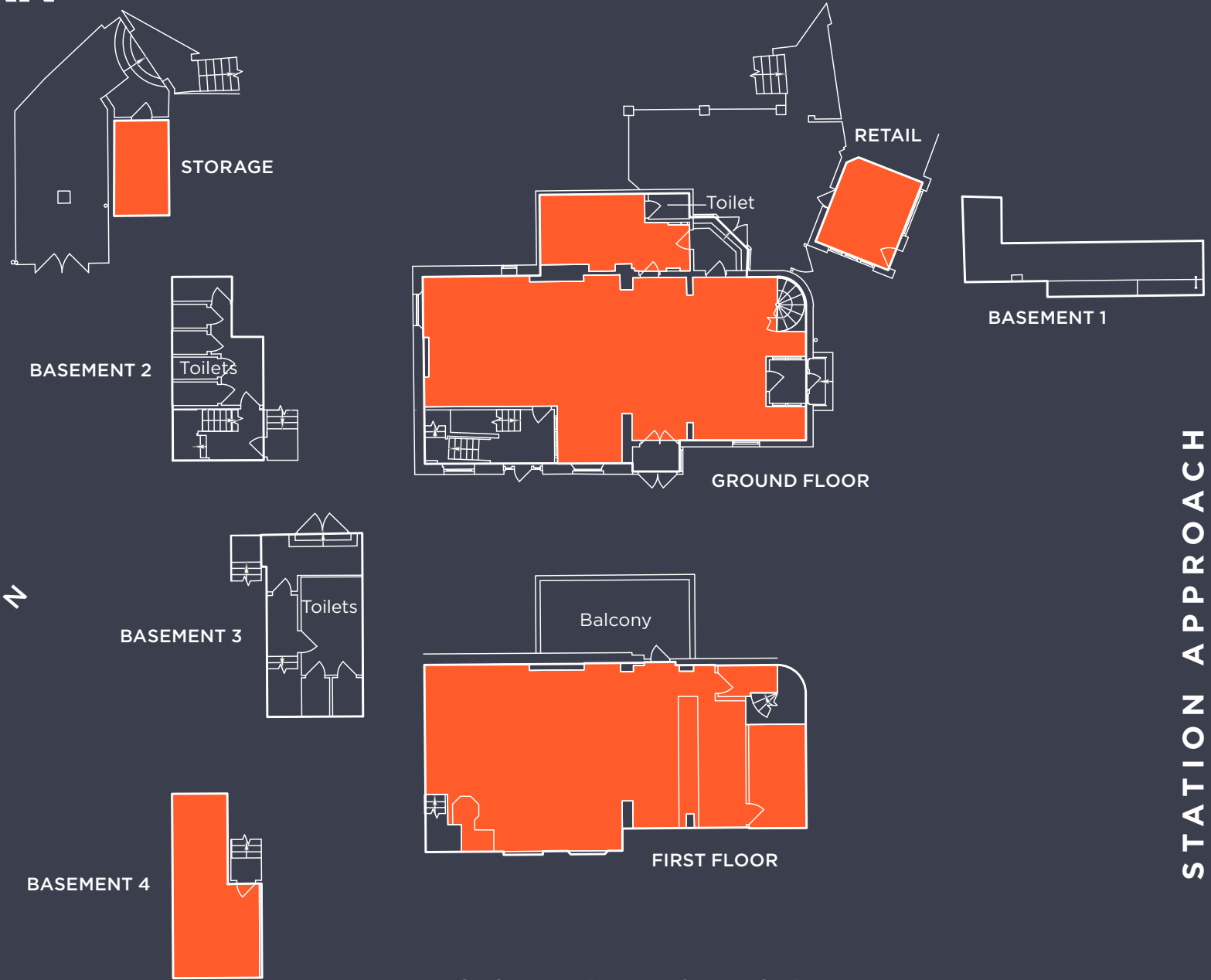


3-phase
power



AC/heating
system

FLOOR PLAN



BROOKLANDS ROAD

STATION APPROACH

COSTS PER ANNUM

| | |
|---------------------------------------|---------------|
| Unit | |
| Rent | £55,000 |
| Service charge | N/A |
| Insurance | £1,320 |
| Business rates | N/A |
| Indicative total monthly costs | £4,690 |

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

Targeting a "A" rating.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued April 2026.



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