



6 Baker Street

Weybridge, KT13 8AU

## Commercial Class E to Let

356 to 798 sq ft

(33.07 to 74.14 sq m)

- Town centre location
- Large open plan layout
- Nearby retailers include TG Jones, Boots and Waitrose
- Refurbished for January 2026

## Summary

Available Size	356 to 798 sq ft
Rent	£22,000 - £34,000 per annum
Business Rates	To be assessed
Service Charge	Ad-Hoc
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

The property comprises of a ground floor shop within a two storey brick built period building under a pitched slate covered roof. The sales area is open plan with exposed timber flooring and painted walls with a rear WC.

The property is currently undergoing redevelopment and refurbishment and will be available from January 2026.

## Location

The property is located in a prominent trading position in Baker Street, which is conveniently situated in the centre of the town close to the junction of Church Street and High Street, the town's main retail thoroughfare, which includes various retailers such as Waitrose, TG Jones, Caffè Nero, Starbucks, Pret a Manger, and Kokoro, alongside a variety of independent retailers.

Junction 11 of the M25 motorway is approximately 3 miles away providing good access to both Heathrow and Gatwick Airports and the motorway network.

Weybridge mainline railway station provides access to London Waterloo with a journey time of approximately 30 minutes.

## Accommodation

The property can be available from 356 sq. ft, or can be extended to the full option of 798 sq. ft. Please refer to the plans provided on our website.

Name	sq ft	sq m	Rent
Ground - Full Option	798	74.14	£34,000 /annum
Ground - Split Option	356	33.07	£22,000 /annum

## Terms

The unit is available by way of a new lease directly with the landlord for a term to be agreed.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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John Shaw  
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More properties @ curchodandco.com

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 23/10/2025



# RETAIL UNIT TO LET

**6 BAKER STREET**  
WEYBRIDGE, SURREY, KT13 8AU

- Town centre location
- Large open plan layout
- Nearby retailers include TG Jones, Boots and Waitrose
- Refurbished for January 2026

356 - 798 sq ft (33.07 - 74.14 sq m)

# TOWN CENTRE OFFICE TO LET

Option:	sq ft:	sq m:	Rent (+VAT pa):
Full unit	798	74.14	£34,000
Split unit	356	33.07	£22,000

**Business Rates:** To be reassessed

**Service Charge:** Ad-Hoc

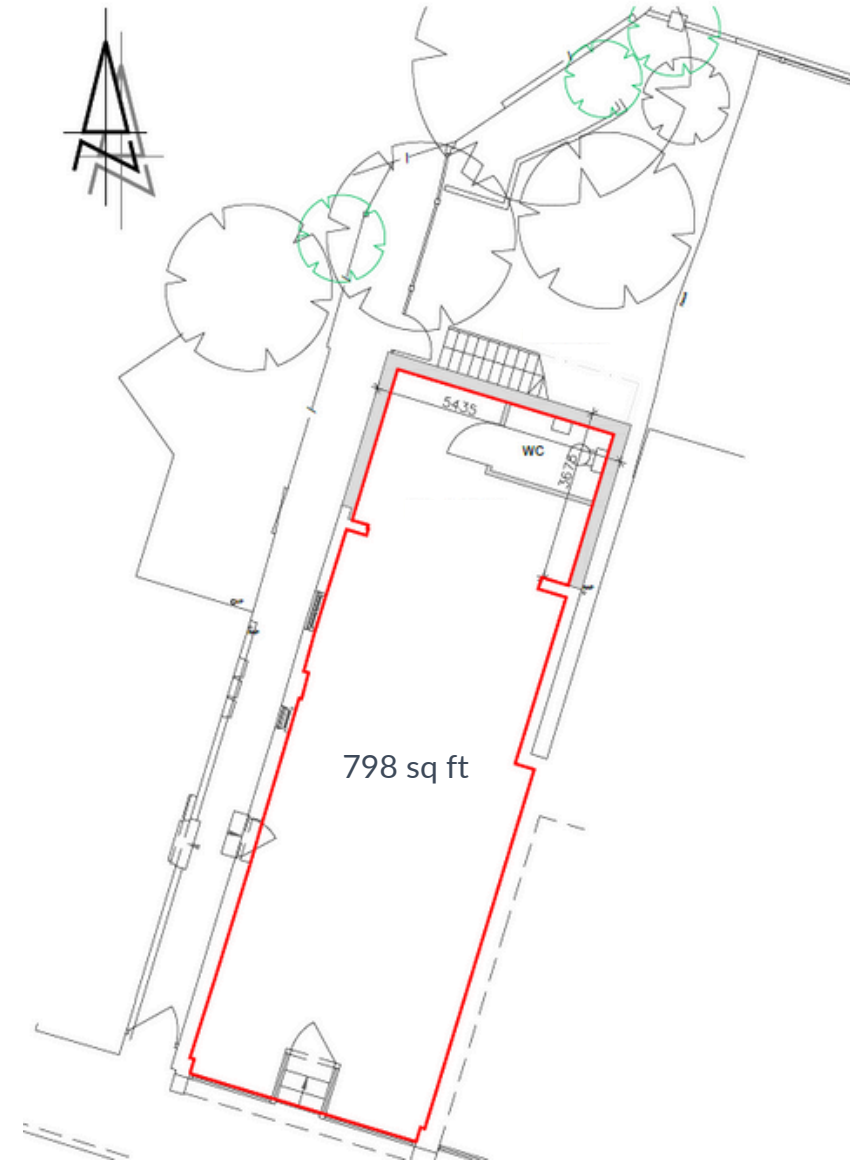
**Legal Fees:** Each party to bear their own costs

**EPC Rating:** To be reassessed

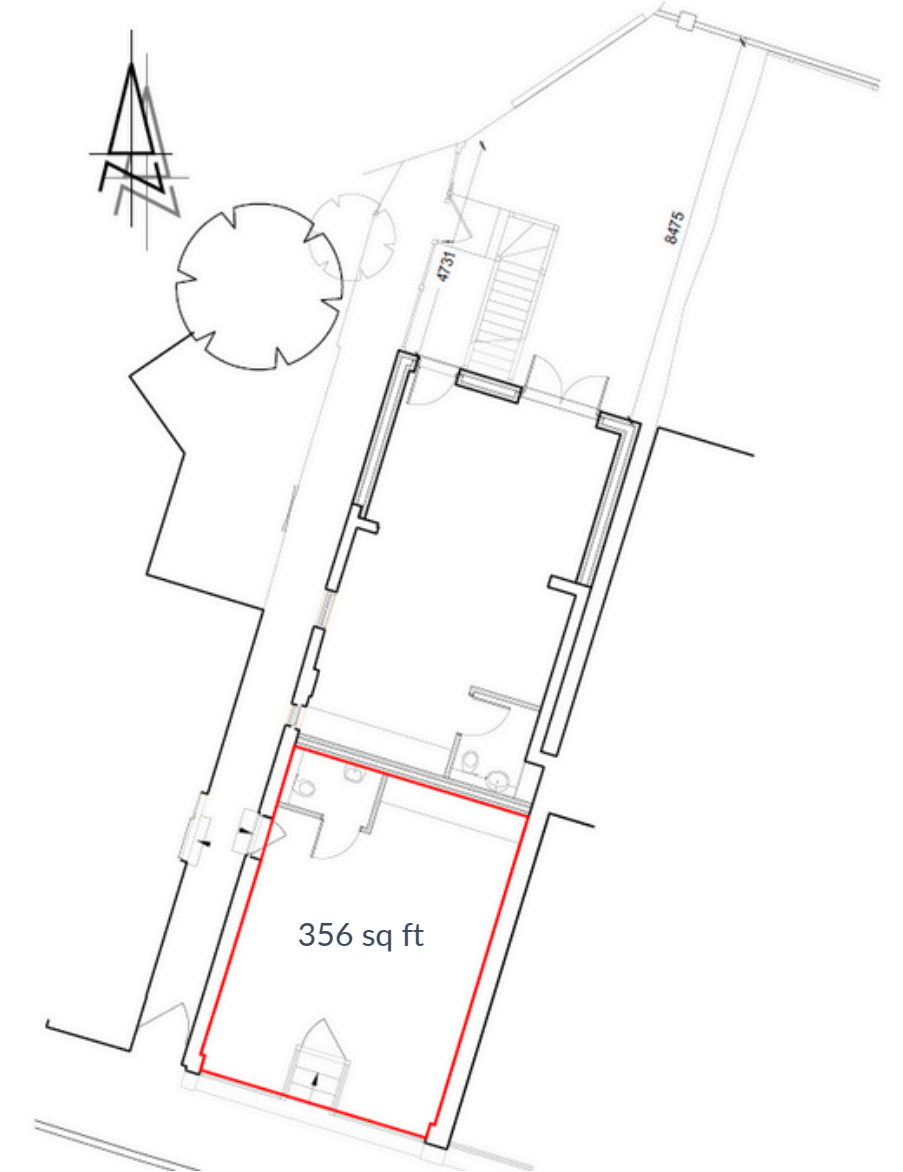
The property comprises of a ground floor shop within a two storey brick built period building under a pitched slate covered roof. The sales area is open plan with exposed timber flooring and painted walls with a rear WC.

Flexible layout options are available, the whole 798 sq ft unit is available to let, or the unit may be split to form a smaller 356 sq ft retail space.

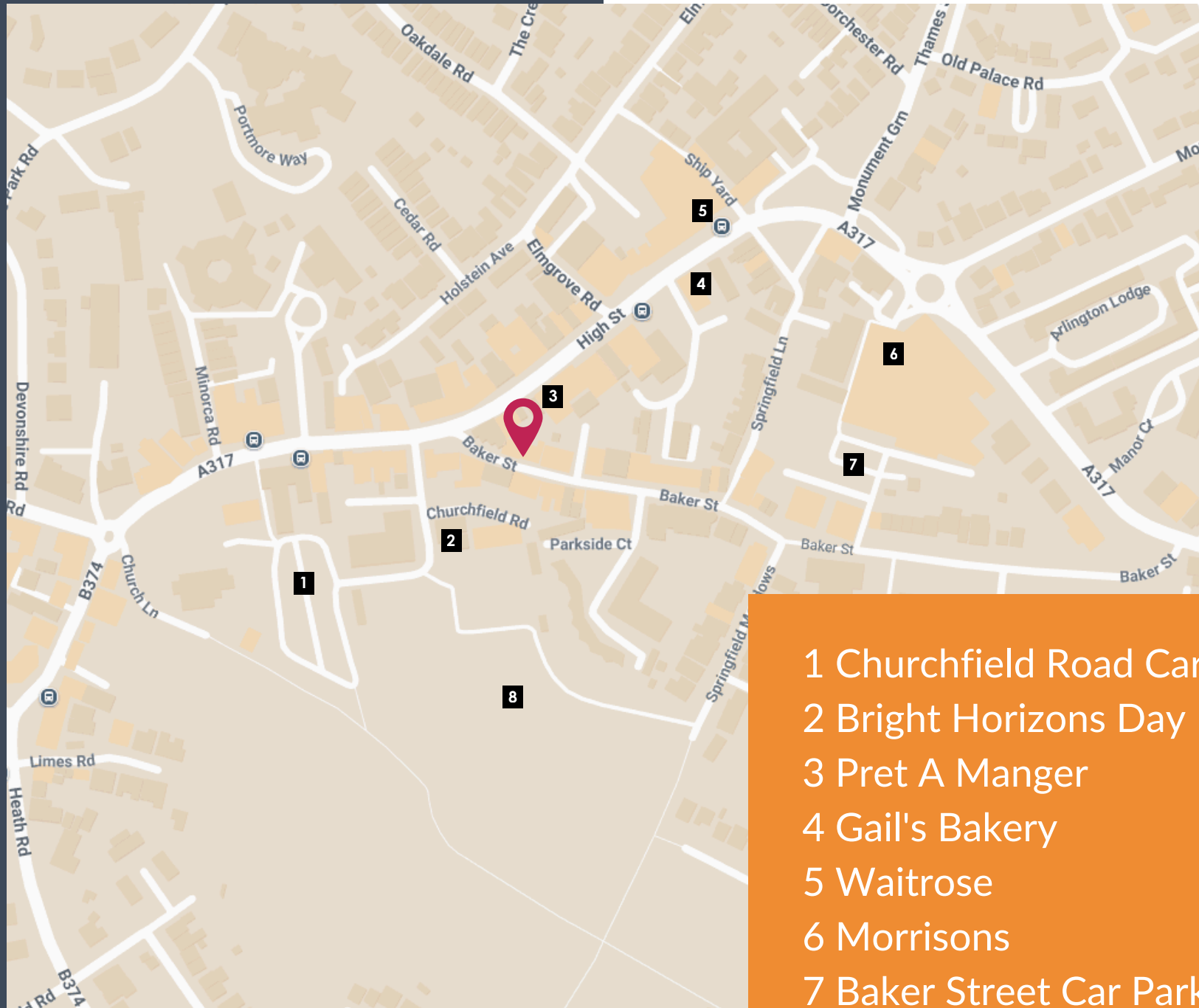
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Ground Floor  
Full Unit



Ground Floor  
Split Unit



- 1 Churchfield Road Car Park
- 2 Bright Horizons Day Nursery
- 3 Pret A Manger
- 4 Gail's Bakery
- 5 Waitrose
- 6 Morrisons
- 7 Baker Street Car Park
- 8 Churchfield Recreation Ground

# LOCATION

The property occupies a prominent position on Baker Street, right in the heart of Weybridge. It sits close to the junction with Church Street and the High Street, the town's main retail destination, home to a strong mix of national brands including Waitrose, Caffè Nero, Starbucks, Pret A Manger, TG Jones and Kokoro, alongside a diverse range of independent retailers.

Waitrose

Boots

Morrisons



COOK

megan's

GAIL'S BAKERY

W Waterstones

TG Jones

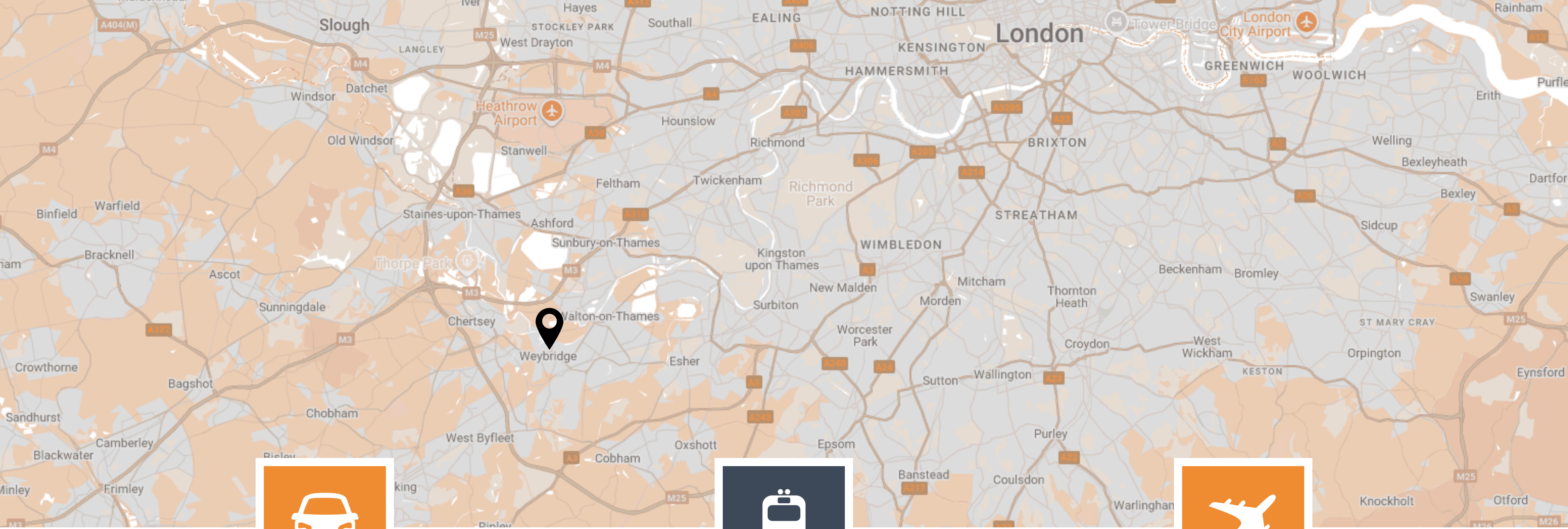
KOKORO Hand made sushi & Hot Food

CAFFÈ NERO

★ PRET A MANGER ★

SPACE NK

Holland & Barrett



## CAR

2.8 MILES TO M25 (J11)

Junction 11 of the M25 motorway is in close proximity providing good access to the motorway network.



## TRAIN

1 MILE TO WEYBRIDGE STATION

Weybridge mainline railway station provides access to London Waterloo with a journey time of approximately 30 minutes.



## AIRPORT

8.5 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Weybridge.

# GET IN TOUCH



## KYRAN COPESTICK

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## JOHN SHAW

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Owned and managed by:

**SORBON**  
ESTATES

For further information or to arrange an inspection please contact our agent.

Misrepresentation clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements or representations of fact.  
October 2025.

Please note that all images are for illustrative and indicative purposes only. Please check with your Sorbon Estates representative for more information.



# GROUND FLOOR OFFICE TO LET

**6 BAKER STREET**  
WEYBRIDGE, SURREY, KT13 8AU

- Town centre location
- Self-contained office
- Refurbished for January 2026

382 sq ft (35.49 sq m)

Side entrance  
to office

# TOWN CENTRE OFFICE TO LET

**Size:** 382 sq ft (35.49 sq m)

**Rent:** £6,500 +VAT per annum

**Business Rates:** To be reassessed

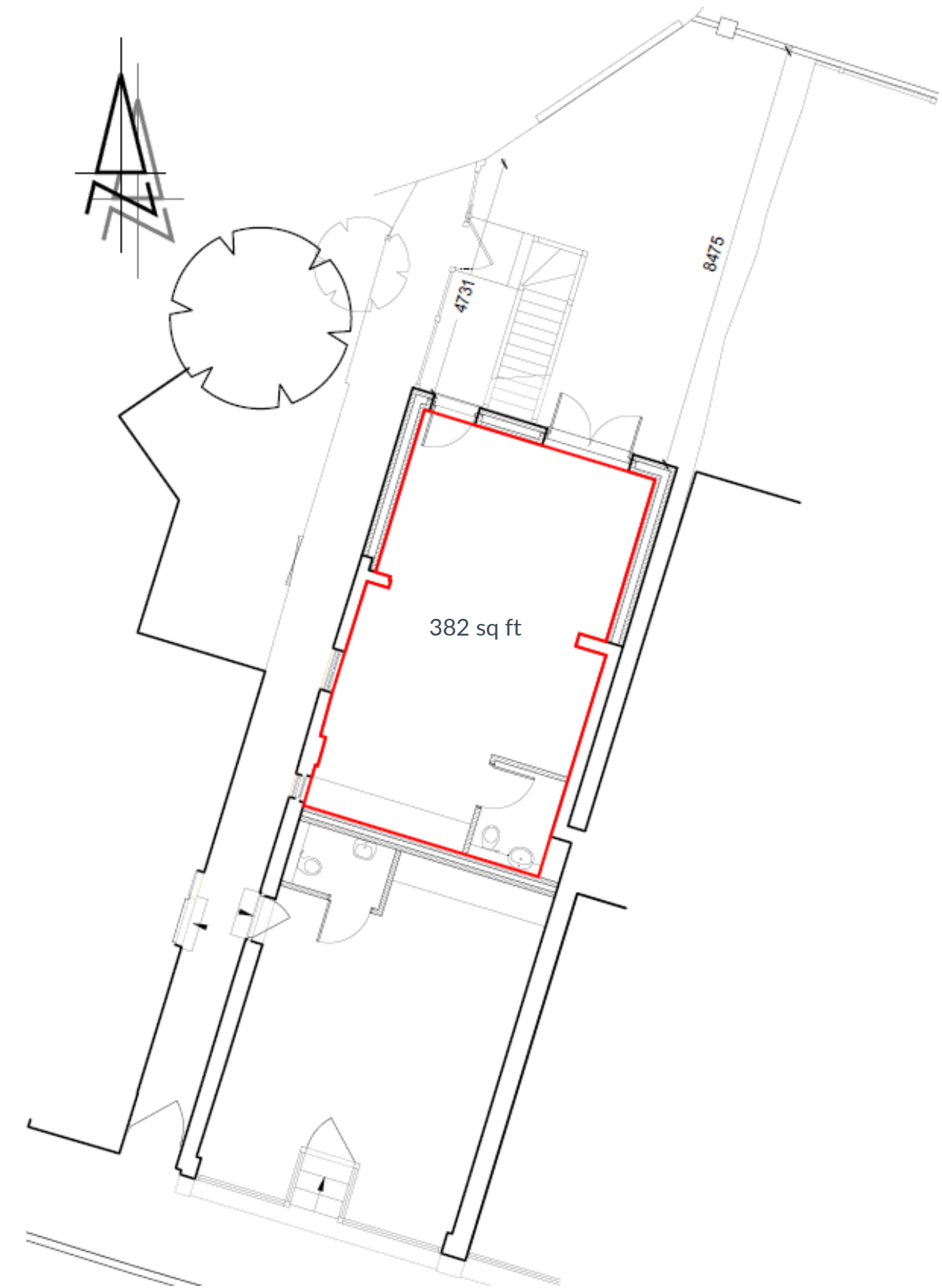
**Service Charge:** Ad-Hoc

**Legal Fees:** Each party to bear their own costs

**EPC Rating:** To be reassessed

The property comprises of a ground office unit within a two storey brick built period building under a pitched slate covered roof. Its to the rear of the retail parade, with a self-contained access and W.C.

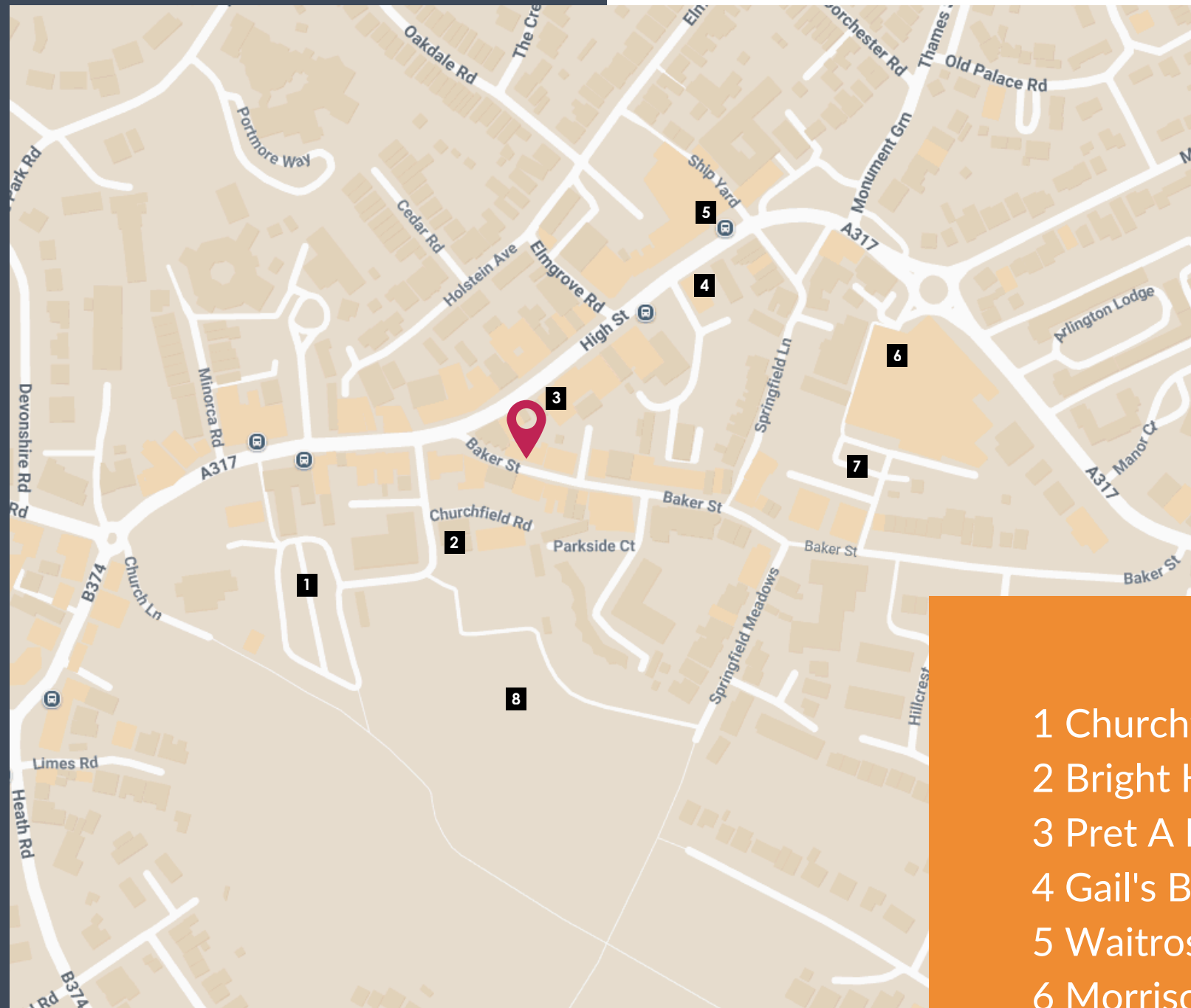
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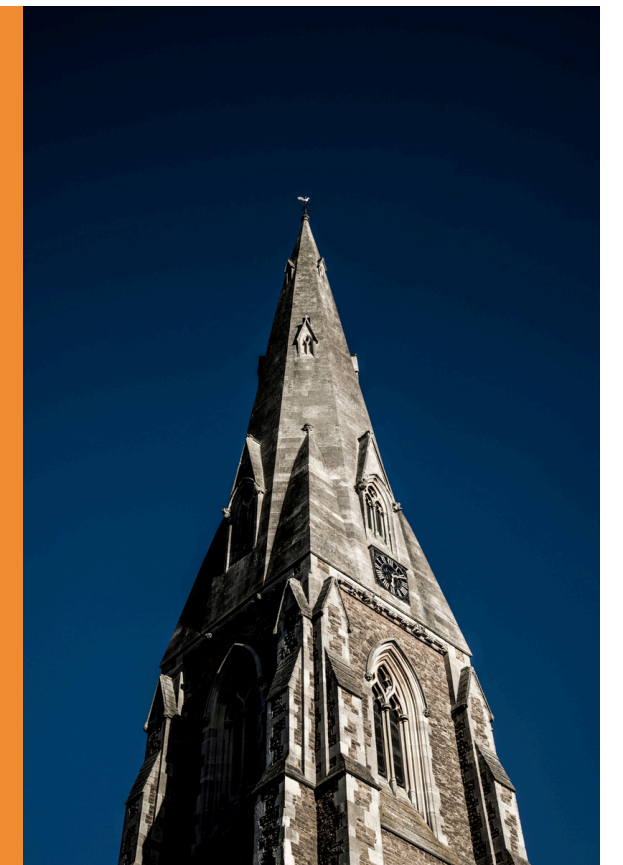
Ground floor

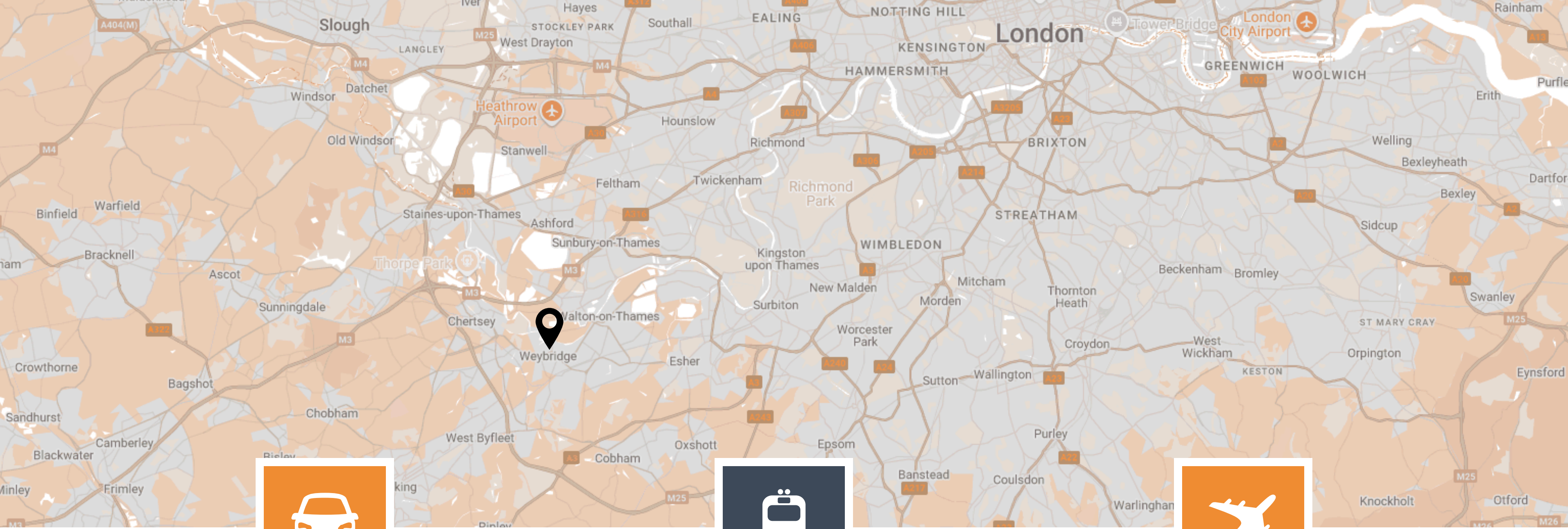
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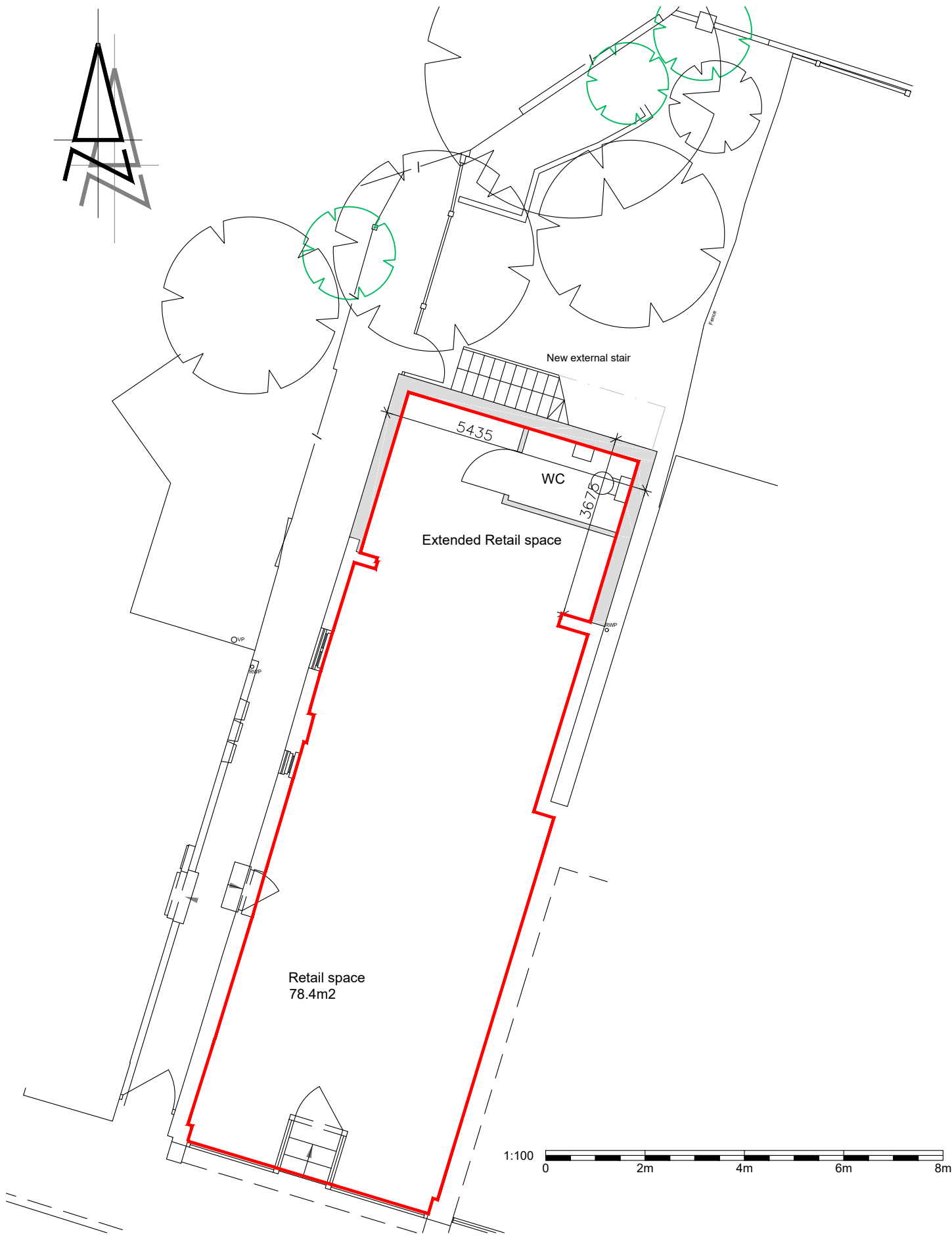
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Lease Plan - Retail Unit  
 Project - 6 Baker Street, Weybridge, Surrey.

Scale - 1:100  
 Date - 30.09.2025



DWG No. BSW-6\_LSE\_501