



**Price/premium** £420,000

**Size** 1,050 Square feet

**Ref** #2960

## Address

**Address:** Beacon House, South Road

**Postcode:** KT13 9DZ

**Town:** Weybridge

**Area:** Surrey

## Location

Located in a quiet mews off Queens Road with easy access to its excellent range of shops, cafes and restaurants. Weybridge Station, the A3 and M25 are also easily accessible.

## Description

Freehold Guide Price- £420,000.

A mid terrace property arranged over over ground and first floors.

The ground floor has a small reception area, office/ meeting room, WC facilities, kitchenette and store room. The office/meeting room and store room are separated by a stud wall, so these areas could be combined to form an open plan office. The first floor is a large open plan office with air conditioning.

The new E use class should now provide for alternative uses of the property, such as the former D1 use for dental/medical/consulting rooms (please rely on your own enquiries of the planning department).

To the front of the property is hardstanding for one car.

The building is located in a quiet mews development just off the popular Queens Road, where on street parking is available, as well as a public car park on York Road.

Total floor area of approximately 1050 sq ft.

The property has an EPC energy rating of band E.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£420,000
<b>Legal fees:</b>	Each party to bear their own

## Features

- ✓ Favoured location
- ✓ 'E' Use class
- ✓ Freehold
- ✓ On-site parking

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).





