



Price/premium £1,750,000

Size 4,700 Square feet

Ref #3198

Address

Address: 91 Queens Road Postcode: KT13 9UQ Town: Weybridge

Location

Area: Surrey

The property occupies a prime trading location in favoured Queens Rd, close to Tesco Express and Savills. The street comprises a good mix of established retailers, salons, cafes and restaurants. There is street parking outside and a public car park close by.

Description

Freehold Guide Price £1,750,000.

Substantial investment comprising a large ground floor retail unit to be offered with vacant possession on completion, plus four upper flats let on AST agreements.

The retail unit has previously been occupied by a quality Kitchen showroom and would suit various uses under the E use class. It provides a total retail and ancillary floor area of circa 4,700 sq ft, including a small amount of mezzanine storage. There is a rear access also from South Road.

The upper two floors are arranged as four self contained flats, which are let on AST agreements- not inspected by us. One flat is 2 bedrooms and three are 1 bedroom flats- client advises that one of these could be converted into 2 bedrooms. Producing the following rents.

Flat 1 £950.00 pcm Flat 2 £1100.00 pcm Flat 3 £1100.00 pcm Flat 4 £950.00 pcm

Our Clients will also consider a letting of the shop on a new FRI lease at a guide commencing rent of £55,000 p.a.

The shop falls within EPC band B.

General Information

Tenure: Freehold

Price/premium: £1,750,000

Legal fees: Each party to bear their own

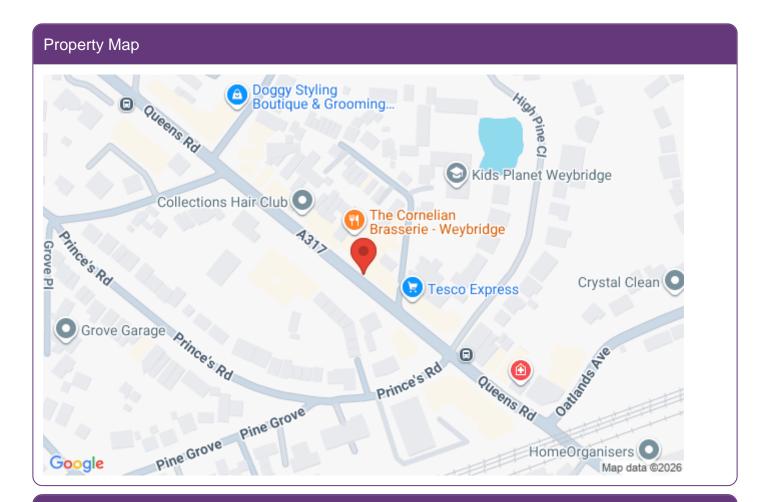
Rateable value: The VOA website states a RV of £43,750 (shop), payable at

the prevailing rate.

Features

Excellent trading location
For sale or to let
Mixed use investment

✓ Parking close by
✓ Part- vacant possession
✓ Viewings by appointment only



Important notice

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