



Price/premium £760,000

Size 2,360 Square feet

Ref #3276

Address

Address: 12 Church Street

Postcode: KT13 8DX

Town: Weybridge

Area: Surrey

Location

Prime location in the middle of the town close to many multiples including Neptune, Starbucks and Robert Dyas. Weybridge is a sought after area for restaurants and take-aways due to its high population and busy town centre. Weybridge mainline railway station is within walking distance and there is a large public car park opposite.

Description

Freehold Commercial and Residential Property – Vacant Possession on Completion

Guide Price: £760,000

An excellent opportunity to acquire a well-established commercial property with a spacious three-bedroom split-level flat above. The property has been operated successfully as a fish and chip shop for many years, and with the current owner now retiring, this presents an ideal chance to continue the existing business or explore alternative uses.

Ground Floor (Shop):

Main Service Area – Approximately 355 sq ft, providing a well-laid-out customer-facing space.

Office & Lobby – Conveniently located behind the service area, ideal for administration and staff use.

Kitchen & Preparation Area – Approximately 290 sq ft, offering generous working space for food preparation.

Storage – A small store of 38 sq ft and a larger rear store room of approximately 134 sq ft, leading to a rear yard with an external store and WC.

Total Floor Area: Approximately 870 sq ft.

Upper Floors (Living Space):

Three bedroom split-level flat – The flat is accessed via the shop and features a large living room, bedroom, fitted kitchen, and bathroom on the first floor, with three further bedrooms on the second floor. Total of approximately 1490 sq ft.

Potential Rental Income – The flat offers excellent potential for rental income or owner occupation.

This freehold property provides a rare combination of commercial and residential space in a sought-after location. With vacant possession available on completion, this is a unique opportunity for investors and business owners alike.

Early viewing is highly recommended.

General Information

Tenure:	Freehold
Price/premium:	£760,000
Legal fees:	Not specified
Rateable value:	The VOA website states a rateable value of £16,750 (shop), payable at the prevailing rate.

Features

- ✓ Early viewing recommended
- ✓ Excellent trading location
- ✓ High footfall
- ✓ Vacant possession
- ✓ Parking close by
- ✓ Yard area

Property Map



Important notice

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