



**Price/premium** £765,000

**Size** 1,923 Square feet

**Ref** #3305

## Address

**Address:** 39 Baker Street

**Postcode:** KT13 8AE

**Town:** Weybridge

**Area:** Surrey

## Location

Wonderful location on Baker Street amongst lots of independent retailers and cafes.

## Description

Freehold Guide Price £765,000.

Full vacant possession on completion.

This freehold property comprises a ground-floor retail unit along with a beautifully presented two-bedroom apartment, ideally located in the centre of Weybridge. Positioned just moments from a wide selection of local shops, restaurants, bars, and cafés, the property is also approximately one mile from Weybridge mainline station, offering direct services to London Waterloo in around 29 minutes.

The shop is very well presented and provides an advised gross internal floor area of approximately 770 sq ft, comprising mostly retail space with a stock room to the rear and rear access door.

The property would lend itself to a multitude of different businesses under the E use class.

The apartment is arranged over two floors and features its own private entrance on Baker Street. It offers generously proportioned living space with a modern and stylish finish throughout.

The accommodation includes two spacious double bedrooms, a contemporary bathroom, a bright open-plan reception and dining area, and a modern fitted kitchen.

Please find floorplans attached to details under the section 'Floor Plans'

EPC's - awaiting new EPC's.

Please only view by appointment through us.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£765,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a rateable value of £12,250 payable at the prevailing rate.

## Features

- ✓ 'E' Use class
- ✓ Favoured location
- ✓ Freehold
- ✓ Mixed use
- ✓ Immediately available
- ✓ Three storey
- ✓ Vacant possession
- ✓ Viewings by appointment only

## Property Map



## Important notice

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