

FOR SALE

MIXED-USE FREEHOLD PROPERTY – 3,117 SQ FT (289.52 SQ M)

29, 29A & 29B CHURCH STREET, WEYBRIDGE KT13 8DG

DESCRIPTION

The property is a mid-terrace building comprising three, separate ground floor retail units and a three-bedroom flat arranged over ground and first floors. The flat is accessed via the rear of the shop. The property benefits from an extensive rear garden.

No. 29B is currently let to an individual who operates a Dry Cleaners from the premises. The property is let at £11,250 per annum and the lease expires 24 March 2027.

LOCATION

The property is located on Church Street, Weybridge; an affluent town in Surrey, 19 miles south west of central London. The M25 (Junction 11) is just 2.5 miles away.

Weybridge Railway Station is 1 mile south of the property, providing services to Woking, Wimbledon, Clapham Junction, Barnes and London Waterloo.

Nearby occupiers include:

- Waitrose
- Starbucks
- Caffe Nero
- Pret a Manger
- Gail's Bakery
- Boots
- Costa Coffee
- Holland & Barrett

ACOMMODATION (GROSS INTERNAL AREA)

UNIT	SQ FT	SQ M
29A – Retail (Ground)	385	35.73
29 – Retail (Ground)	1,333	123.88
29 – Flat (First)	1,002	93.06
29B – Retail (Ground)	397	36.85
TOTAL	3,117	289.52

PRICE

Offers are invited in excess of £675,000 for the freehold interest, subject to the existing lease.

TENURE

The interest in the property is freehold, held under Title Numbers - SY850122, SY850123 and SY788681.

RATES

The units are described as Shops and Premises and the current Rateable Values are 29A - £9,100 and 29B - £10,500.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating C.

DATA ROOM

Further information including Title Documents can be found – **Click Here**.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, the buyer will be required to follow our Anti-Money Laundering process.

VIEWINGS – 020 8662 2700

Matt Morris **t:** 07894 692426 **e:** mmorris@shw.co.uk

Richard Pyne **t:** 07901 821843 **e:** rpyne@shw.co.uk

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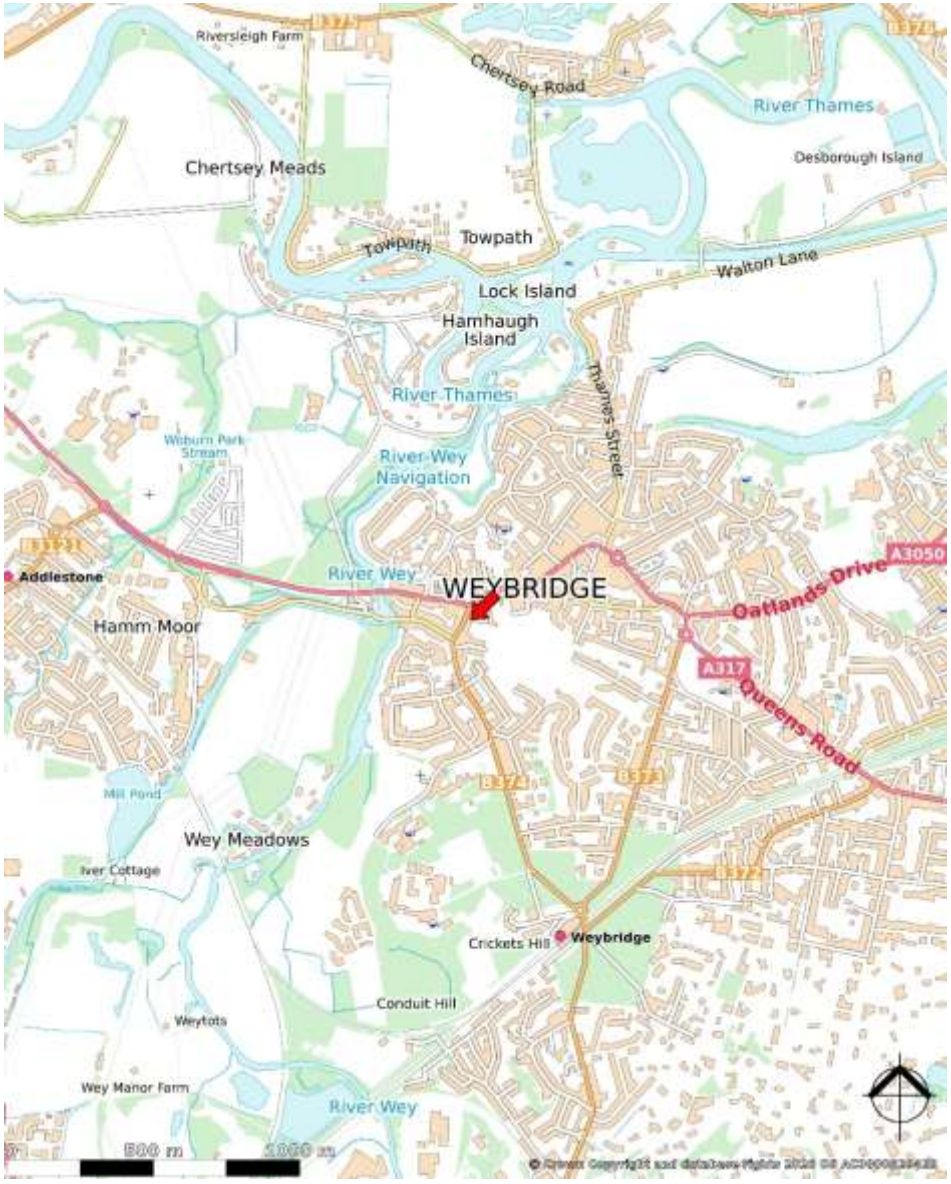

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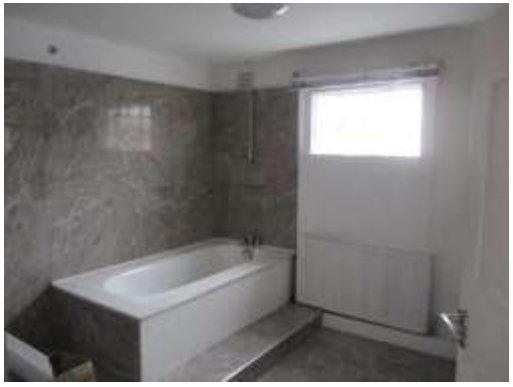





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