Retail

FOR SALE

CURCHOD&CO



60 Baker Street

Weybridge, KT13 8AL

Ground floor Retail with Residential Uppers

835 sq ft

(77.57 sq m)

- Ground Floor Retail with Vacant Possession
- 1st Floor Let on AST
- Affluent Location
- Redevelopment Potential Subject to Planning

60 Baker Street, Weybridge, KT13 8AL

Summary

Available Size	835 sq ft
Price	Price on application
Business Rates	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property comprises a ground floor commercial unit with a self-contained one-bedroom flat above (60a Baker Street). Access is from the front of Baker Street via a shared lobby, which provides separate entrances to the commercial premises and the flat.

The commercial accommodation is arranged to provide two main rooms, with additional internal storage, a kitchenette, and a W/C. The property benefits from a glass retail frontage and rear access leading to a garden area, with a pedestrian walkway connecting through to Springfield Lane.

The one-bedroom flat is situated on the first floor above the retail unit and is let on an Assured Shorthold Tenancy (AST) at a passing rent of £825 per calendar month.

Location

The property is located towards the end of Baker Street, one of Weybridge's principal retail thoroughfares situated just off the High Street. The area provides a mix of independent and national occupiers, with strong local amenities and transport connections serving the surrounding residential catchment.

Junction 11 of the M25 motorway is approximately 3 miles away providing good access to both Heathrow and Gatwick Airport and the wider national motorway network.

Weybridge mainline railway station provides access to London Waterloo with a journey time of approximately 30 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	394	36.60
1st - Flat	441	40.97
Total	**835**	**77.57**

Terms

Freehold for sale.

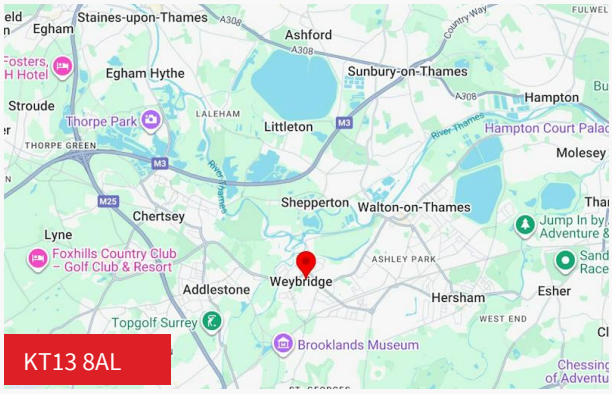
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the sale.

Prices are quoted exclusive of VAT which may be charged.







Viewing & Further Information

Kyran Copestick
01483 730060 | 07570 682204
kcopestick@curchodandco.com

John Shaw
01483 730060 | 07808 896311
jshaw@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 24/11/2026