



**Price/premium** £860,000

**Size** 4,250 Square feet

**Ref** #3040

## Address

**Address:** Mabel House, 1 Weston Green

**Postcode:** KT7 0JP

**Town:** Thames Ditton

**Area:** Surrey

## Location

Desirable location between Hampton Court & Esher. Esher Station is a short walk and there is unrestricted parking along the green.

## Description

### Freehold Guide Price £860,000

We are pleased to offer this impressive open plan commercial unit which is currently being used as offices. The space is arranged mainly on the ground floor which measures approximately 4000 sq ft and there is an additional room/ office on the first floor measuring approximately 250 sq ft. There is also a substantial basement of circa 2,350 sq ft (a Certificate of Lawful Use has been granted in respect of the basement).

The property was refurbished by our clients some 8 years ago and should suit a variety of different uses under the new 'E Use Class'.

The property falls within EPC band E.

Full vacant possession on completion.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£860,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a R.V. of £31,750, payable at the prevailing rate.

## Features

- ✓ Close to station
- ✓ Fantastic location
- ✓ On street parking
- ✓ Vacant possession

## Property Map



## Important notice

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