



**Price/premium** £197,500

**Size** 360 Square feet

**Ref** #3093

## Address

**Address:** 58 Baker Street

**Postcode:** KT13 8AL

**Town:** Weybridge

**Area:** Surrey

## Location

Favoured street on the edge of the town centre, benefiting from free on street parking and pay and display car park closeby.

## Description

Business relocating.

Guide Price- £197,500 (999 year lease).

The shop is situated close to the public car park in this desirable street with a great selection of shops, boutiques, cafe's and restaurants.

Under the E use class these premises should now suit a wide variety of different users.

The premises provide a total floor area of circa 360 sq ft and have a rear door to a small communal yard area- W.C. facility to rear of shop.

The landlord would also consider letting for £16,000 p.a.

EPC band B.

Early viewings recommended- by appointment only through us please..

## General Information

<b>Tenure:</b>	Virtual Freehold
<b>Price/premium:</b>	£197,500
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a R.V. of £7,500, so that full SBR relief should apply, subject to the usual criteria.
<b>Lease details:</b>	Virtual Freehold- 999 year lease.

## Features

- ✓ 'E' Use class
- ✓ Early viewing recommended
- ✓ Excellent trading location
- ✓ Parking close by
- ✓ Well presented

## Property Map



## Important notice

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