



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

Tenure: Virtual Freehold

Price/premium: £197,500

**Legal fees:** Each party to bear their own

Rateable value: The VOA website states a R.V. of £7,500, so that full SBR

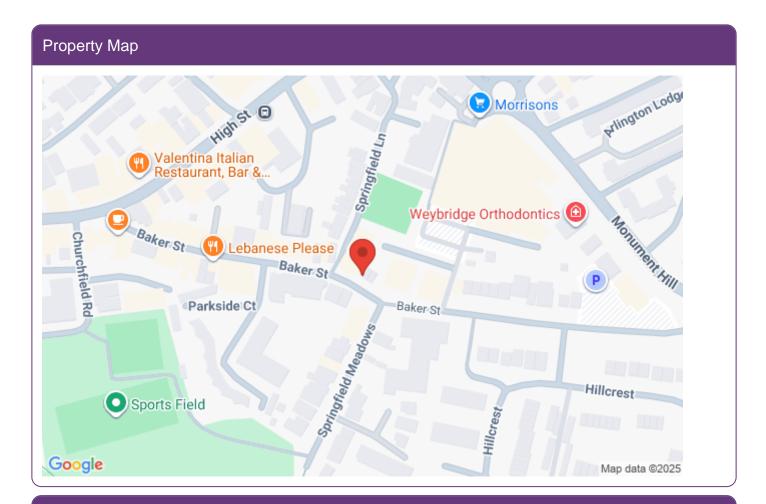
relief should apply, subject to the usual criteria.

**Lease details:** Virtual Freehold- 999 year lease.

### **Features**

✓ 'E' Use class 
✓ Early viewing recommended 
✓ Excellent trading location

✓ Parking close by
✓ Well presented



## Important notice

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