



**Price/premium** £1,750,000

**Size** 4,700 Square feet

**Ref** #3198

## Address

**Address:** 91 Queens Road

**Postcode:** KT13 9UQ

**Town:** Weybridge

**Area:** Surrey

## Location

The property occupies a prime trading location in favoured Queens Rd, close to Tesco Express and Savills. The street comprises a good mix of established retailers, salons, cafes and restaurants. There is street parking outside and a public car park close by.

## Description

Freehold Guide Price £1,750,000.

Substantial investment comprising a large ground floor retail unit to be offered with vacant possession on completion, plus four upper flats let on AST agreements.

The retail unit has previously been occupied by a quality Kitchen showroom and would suit various uses under the E use class. It provides a total retail and ancillary floor area of circa 4,700 sq ft, including a small amount of mezzanine storage. There is a rear access also from South Road.

The upper two floors are arranged as four self contained flats, which are let on AST agreements- not inspected by us. One flat is 2 bedrooms and three are 1 bedroom flats- client advises that one of these could be converted into 2 bedrooms. Producing the following rents.

Flat 1 £950.00 pcm

Flat 2 £1100.00 pcm

Flat 3 £1100.00 pcm

Flat 4 £950.00 pcm

**Our Clients will also consider a letting of the shop on a new FRI lease at a guide commencing rent of £55,000 p.a.**

The shop falls within EPC band B.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£1,750,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a RV of £43,750 (shop), payable at the prevailing rate.

## Features

- ✓ Excellent trading location
- ✓ For sale or to let
- ✓ Mixed use investment
- ✓ Parking close by
- ✓ Part- vacant possession
- ✓ Viewings by appointment only

## Property Map



## Important notice

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