

**Retail**

**FOR SALE**



**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

Summary

Available Size	835 sq ft
Price	£370,000
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
<b>Total</b>	<b>835</b>	<b>77.57</b>

Terms

Freehold for sale with offers in excess of £370,000

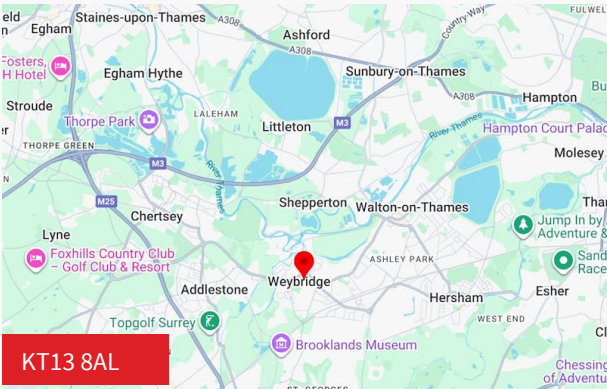
Anti Money Laundering

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

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