



113-115 Queens Road
Weybridge, KT13 9UN

Rare mixed use freehold for sale

1,817 sq ft
(168.80 sq m)

- Freehold mixed-use investment / owner-occupier opportunity
- Ground floor Class E commercial premises with vacant possession
- Self-contained three-bedroom flat let at £18,000 per annum
- Commercial premises benefit from an open plan layout
- Well established commercial location in Weybridge

Summary

Available Size	1,817 sq ft
Price	£525,000
Rates Payable	£7,955 per annum Based on 2026 valuation
Rateable Value	£18,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (59)

Description

A rare freehold mixed-use investment and owner-occupier opportunity in Weybridge, a highly sought-after and affluent commuter town.

The property comprises ground floor retail accommodation, benefitting from Class E use, together with a self-contained three-bedroom flat arranged over the first and second floors. The ground floor offers open-plan accommodation with two WCs, a kitchenette plus generous rear storage, a patio garden and an outdoor shed, and benefits from visible frontage onto Queens Road.

The ground floor is available with vacant possession, with the three-bedroom flats tenanted, providing an income of £18,000 per annum. The property is well suited to investors and owner-occupiers.

Location

Weybridge is one of Surrey's most affluent and sought-after commuter towns located approximately 17 miles south-west of central London. The town centre offers an attractive mix of independent retailers, established high street names, cafés and restaurants.

The property occupies a prominent position on Queens Road, one of the town's principal shopping streets, within a busy parade of retail and residential premises.

Weybridge railway station provides direct services to London Waterloo in approximately 30 minutes, while the town is well connected by road via the M25 (Junctions 10 and 11), giving ready access to the A3, Heathrow and Gatwick airports and the wider motorway network.

Accommodation

The accommodation comprises the following areas:

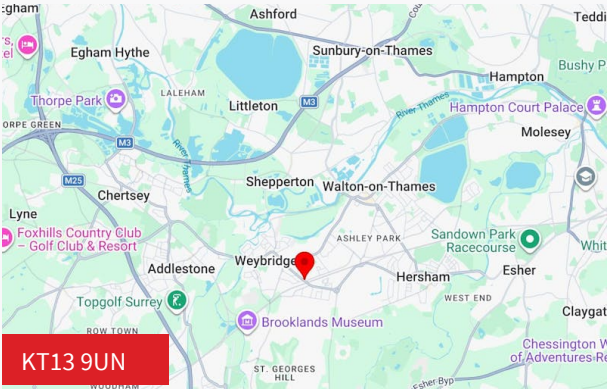
Area	sq ft	sq m
Ground - Retail	913	84.82
1st - Three Bedroom Flat	904	83.98
Total	1,817	168.80

Viewings

Viewings to be arranged via sole agents Curchod & Co.

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.



Viewing & Further Information

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