



PANTERA
PROPERTY

FOR SALE



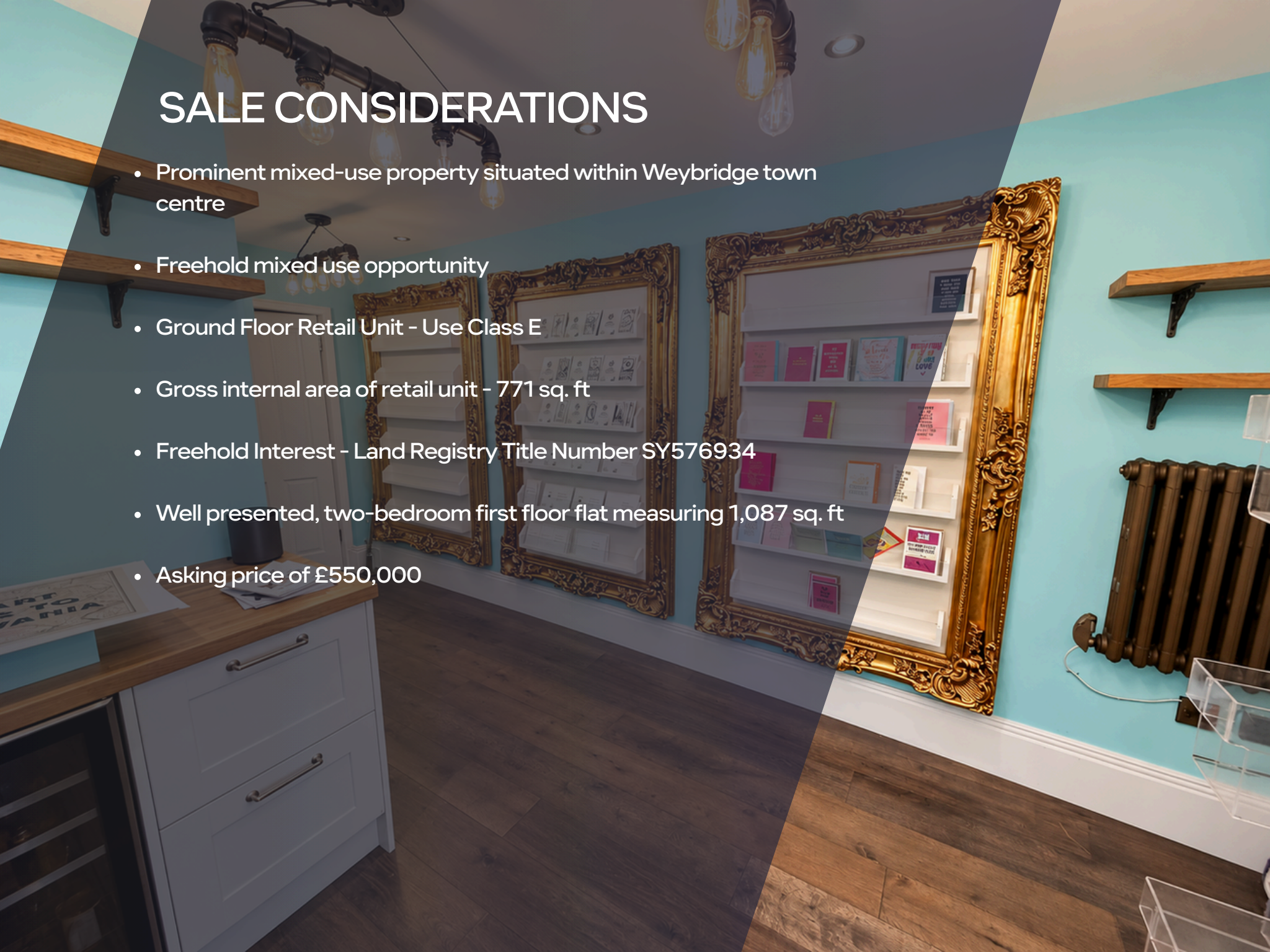
37/39 BAKER STREET, WEYBRIDGE, KT13 8AE

Guide Price - £550,000

Freehold mixed-use property with ground floor retail unit and two-bedroom flat in Weybridge town centre

SALE CONSIDERATIONS

- Prominent mixed-use property situated within Weybridge town centre
- Freehold mixed use opportunity
- Ground Floor Retail Unit - Use Class E
- Gross internal area of retail unit - 771 sq. ft
- Freehold Interest - Land Registry Title Number SY576934
- Well presented, two-bedroom first floor flat measuring 1,087 sq. ft
- Asking price of £550,000

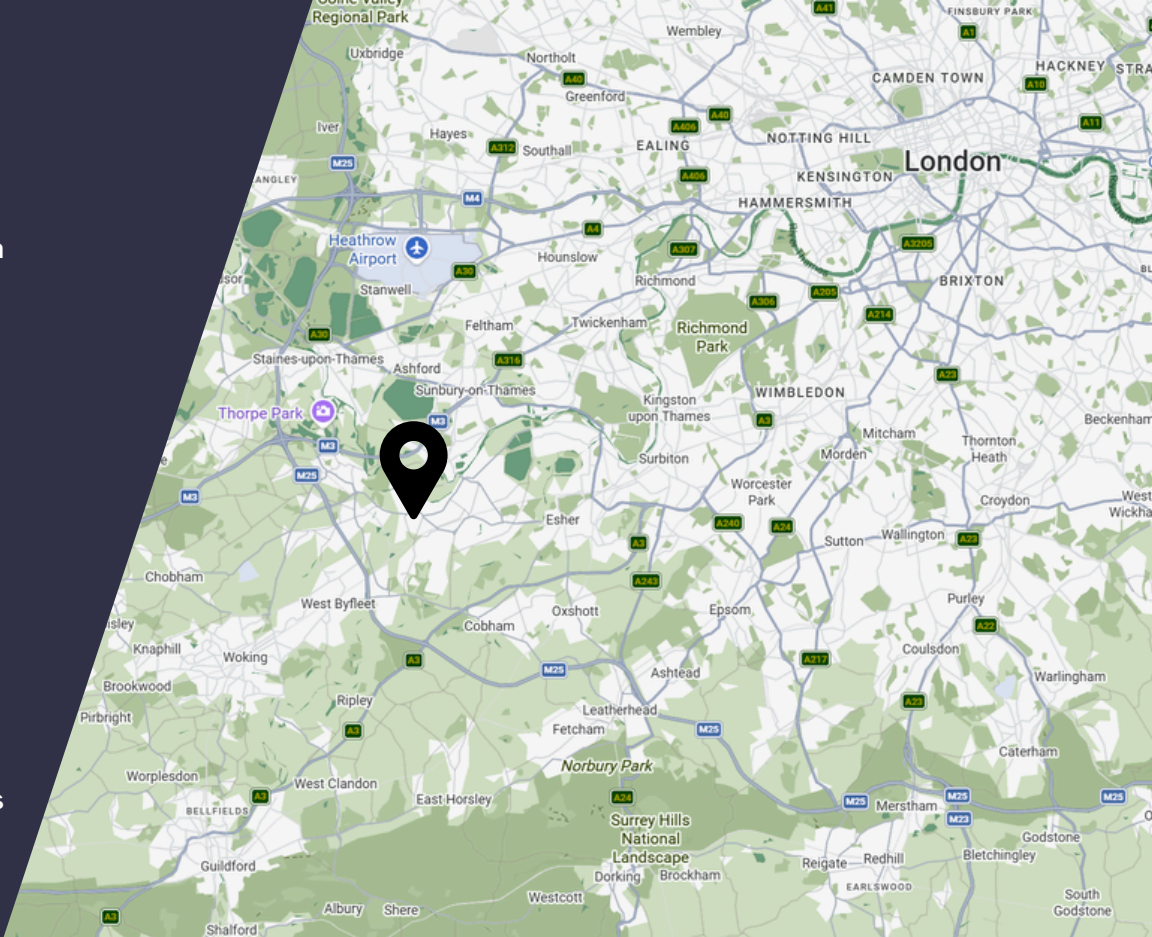


LOCATION

The property is situated on Baker Street in the centre of Weybridge, within the Borough of Elmbridge in Surrey. Baker Street runs off the junction of High Street and Church Street, the town's main retail area.

The surrounding area comprises an established mix of independent shops, cafés, restaurants, professional services and residential accommodation, with national occupiers including Waitrose, Boots and WHSmith nearby. Weybridge is a sought-after Surrey town with an affluent local catchment, and is close to St George's Hill, Brooklands and the River Thames.

Weybridge railway station is approximately 0.7 miles from the property and provides regular South Western Railway services to London Waterloo, with journey times of around 35 minutes. Junction 11 of the M25 is approximately 3 miles away, giving quick access to the M3, A3, Heathrow and Gatwick.



ROAD CONNECTIONS

M25 (J11)
10 mins

A3 (Painshill)
10 mins

M3 (J2)
15 mins

Kingston upon Thames
25 mins

Guildford
25 mins

Central London
1 hr



RAIL & AIR LINKS

Weybridge Station
15 mins

Woking
10 mins

Clapham Junction
25 mins

London Waterloo
35 mins

Heathrow Airport
20 mins

Gatwick Airport
40 mins

DESCRIPTION

Pantera Property are pleased to bring to the market this prominent freehold mixed-use property, comprising a ground floor retail unit together with a well-presented and spacious, two-bedroom first floor flat, which benefits from its own private access.

The property is prominently situated within the centre of Weybridge, providing a highly accessible location with a range of shops, amenities and transport links in the surrounding area.

The ground floor comprises a retail unit extending to approximately 771 sq. ft. GIA and benefits from Use Class E. The first floor comprises a well-presented two-bedroom flat extending to approximately 1,087 sq. ft. GIA.

The property is offered for sale with vacant possession and provides an attractive opportunity for owner-occupiers, investors or purchasers seeking a mixed-use freehold asset in a well-established Surrey location.



PRICE

Offers in the region of £550,000 subject to contract and exclusive of VAT if applicable.

BUSINESS RATES

The retail unit has been assessed for Business Rates and has a Rateable Value of £13,250. The flat is in Council Tax Band D. Interested parties should make their own enquiries with Elmbridge Borough Council.

EPC



LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



CONTACTS



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DISCLAIMER

Pantera Property for themselves and for the vendors of this property give notice that:

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive.

Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Pantera Property has any authority to make or give any representation or warranty in relation to this property.