



**Price/premium** £1,850,000

**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 £1,850,000.

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 £65,000 p.a.**

The shop falls within EPC band B.

## General Information

|                        |  |
|------------------------|--|
| <b>Tenure:</b>         | Freehold   |
| <b>Price/premium:</b>  | £1,850,000   |
| <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

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).







