

PROMINENT CLASS E FREEHOLD FOR SALE

WEYBRIDGE

1 HIGH STREET

Description

Weybridge is a town located in the county of Surrey. It is situated along the River Wey, which runs through the town, and is approximately 20 miles southwest of central London. The town has a vibrant community with a range of amenities, including shops, restaurants and cafes.

The subject property is located on a prime spot on the high street with a return frontage, with nearby retailers including **Neptune, Starbucks, Pret a Manger, Mint Velvet, Elmbridge Arms and Waitrose.**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with first floor providing the following approximate areas:

Ground Floor Sales	924 sq. ft.	(85.84 q. m)
Ground Floor Ancillary	1,441 sq. ft.	(133.87 sq. m)
First Floor Ancillary	500 sq. ft.	(46.45 sq. m)
Total	2,865 sq. ft.	(266 sq. m)

Both the first and second floor have been sold on a 125-year long leaseholds to expire in 2131. This currently has a ground rent of £100 pa.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£375,000.**

** In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£55,000
UBR (23/24)	0.512p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

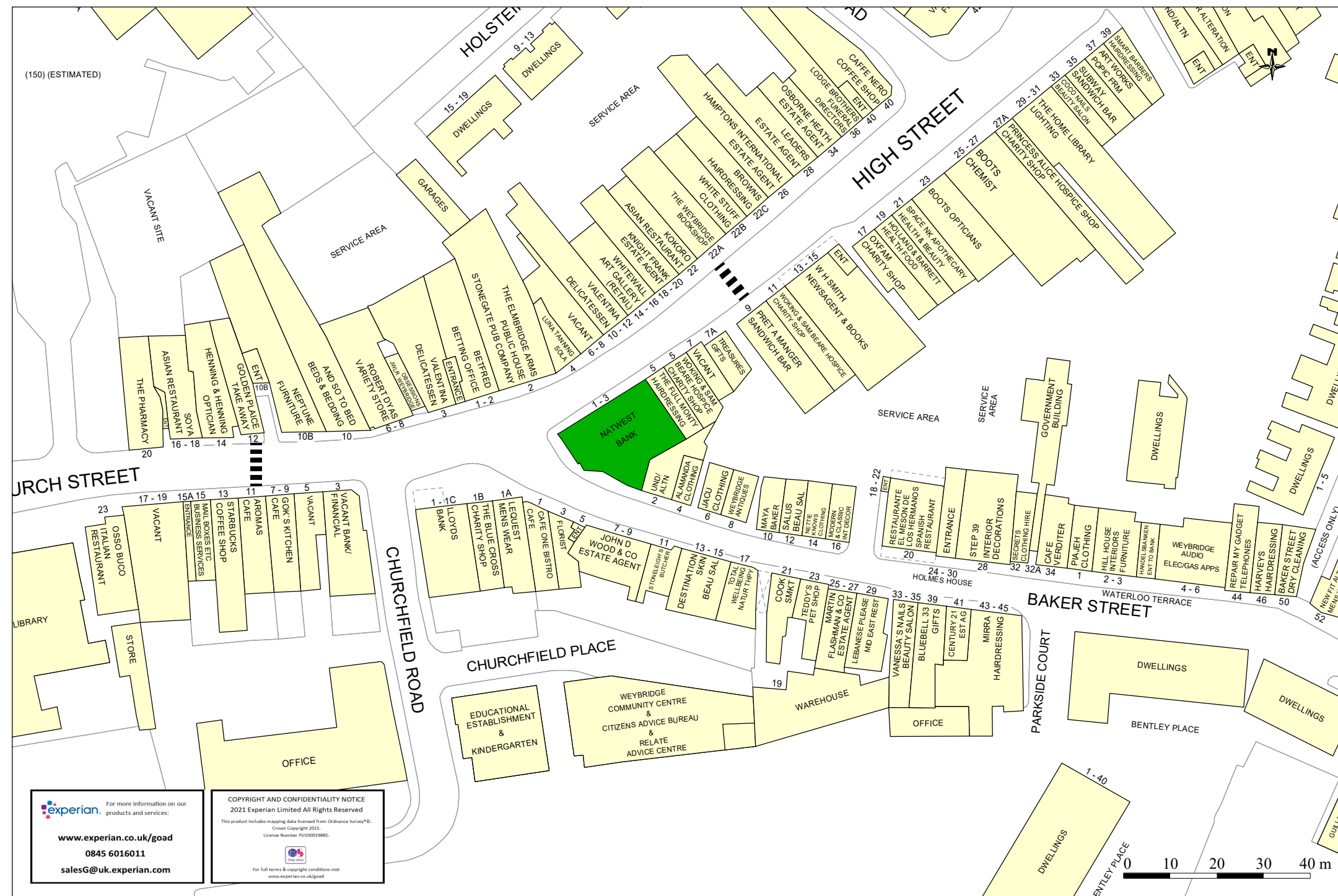
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(150) (ESTIMATED)



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