

# COMMERCIAL PROPERTY



## GROUND FLOOR SHOP WITH RESIDENTIAL UPPER PARTS FOR SALE/TO LET

1,641 sq ft (152.42 sq m) Ground & 1st Floor Areas



**Suitable for Investors, Developers and Owner Occupiers**

**32/32a Church Street, Weybridge, Surrey,  
KT13 8DX**

Telephone: 01932 823610

Fax: 01932 854370

[www.curchodandco.com](http://www.curchodandco.com)



Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.

CHARTERED SURVEYORS  
LAND PROPERTY &  
CONSTRUCTION CONSULTANTS  
Portmore House  
54 Church Street Weybridge  
Surrey KT13 8DP

## Location:

The property is situated in a prominent position on the north side of Church Street, Weybridge, adjoining Clive Christian and opposite the Town Centre Library. Other occupiers close by include Laura Ashley Home, Giraffe, Mailbox Etc, Lloyds and Barclays banks. The property fronts Church Street which is a busy thoroughfare leading between Walton on Thames and the M25 junction 11 at Chertsey and is approximately one mile from Weybridge main line station which gives access to London Waterloo. The M25 is within two miles which in turn gives access to the national motorway network and Heathrow and Gatwick airports.

## Description:

The property comprises a ground floor lock-up shop with three floors above benefitting from a rear yard accessed via a private roadway off Minorca Road. The first floor consists of vacant office/storage space. The second and third floors comprise of a large self-contained residential unit with 3 bedrooms, 1 reception room, kitchen and bathroom which is accessed via a staircase to the rear of the property.

## Accommodation:

The property has been measured on the basis of net internal areas and the approximate areas are as follows:-

	sq ft	sq m
Ground floor	1,020	94.76
First floor office/stores	621	57.66
<b>Total excluding flat</b>	<b>1,641</b>	<b>152.42</b>

## Tenancies:

The ground and first floor will be available with vacant possession from mid February 2012.

The second and third floor flat is let on a 12 month AST at £1,150 pcm expiring 9th March 2012.

## Price/Rent:

Freehold with vacant possession of ground and first floors. Offers are sought in excess of £620,000 for the freehold interest.

Alternatively:

The ground floor shop is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £28,500 per annum exclusive.

## Rates:

To be assessed.

## Legal Costs/VAT:

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT which may be charged.

## Viewing & Information:

Strictly by appointment through sole agents Curchod & Co LLP.

Contact:

David Gawne  
dgawne@curchodandco.com

Ian Oswin  
ioswin@curchodandco.com

## SUBJECT TO CONTRACT

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