



## VERNON HOUSE, 1-4 CHURCH STREET, WEYBRIDGE, SURREY KT13 8DX

### Summary

- Freehold building comprising 2 x ground floor retail units totalling 3,403ft<sup>2</sup> and 4 x residential units (sold off on long leases), with a rear car park situated on a site of circa 0.25 acres
- Ground floor units are let to Betfred and Valentina Deli, producing £106,600 per annum and the flats sold off on long leases, producing £40 per annum
- Rear car park may offer potential for future redevelopment, subject to obtaining the necessary consents
- Offers invited in the region of £1,500,000

### Description

The existing property comprises 2 x self contained ground floor commercial units currently used as retail shops. The first and second floor comprise 4 x residential units, which have been sold off on various long leases.

The rear car park which is currently accessed via Holstein Avenue, is used by both the commercial units and residential units presently.

### Location

The property occupies a prominent position at the junction of Church Street and High Street (A317), within Weybridge, Surrey.

The High Street is Weybridge's main shopping and commercial area, benefiting from a wide range of amenities and occupiers.

Weybridge train station is located 0.9 miles from the property which provide frequent services into London Waterloo in 30 minutes.



Tenancy Schedule

Unit	Floor	Tenant	GIA m <sup>2</sup>	GIA ft <sup>2</sup>	Lease Expiry	Rent £pa
1	Ground	Betfred	175	1,886	18-01-2026	£51,600
2	Ground	Valentina Deli	141	1,517	15-04-2031	£55,000
Flat 1	First	N/A	N/A	N/A	20-11-2074	£40
Flat 2	First	N/A	N/A	N/A	20-11-2164	
Flat 3	Second	N/A	N/A	N/A	20-11-2074	
Flat 4	Second	N/A	N/A	N/A	10-11-2195	
<b>Total</b>			<b>316</b>	<b>3,403</b>		<b>£106,640</b>

Planning and Development Potential

The property is not listed, nor is it located within a conservation area.

The rear car park offers potential for residential redevelopment with potential for apartments or houses, subject to obtaining the necessary consents.

The ground floor shops are classed as commercial (E Class) use.

VAT

The property is not elected for VAT.

Terms

Offers invited in the region of £1,500,000.

Contact

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

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