

8/8A BAKER STREET

WEYBRIDGE SURREY KT13 8AU

FREEHOLD MIXED USE PROPERTY CONSISTING
OF A RETAIL SHOP AND DUPLEX FLAT

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SUMMARY

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- **Freehold** with Vacant Possession in an excellent, affluent location
- Mixed use with retail shop at ground floor and two bedroom flat on first and second floors
- Fantastic opportunity for an owner / occupier to run a retail business and live above.
- **Price £750,000**



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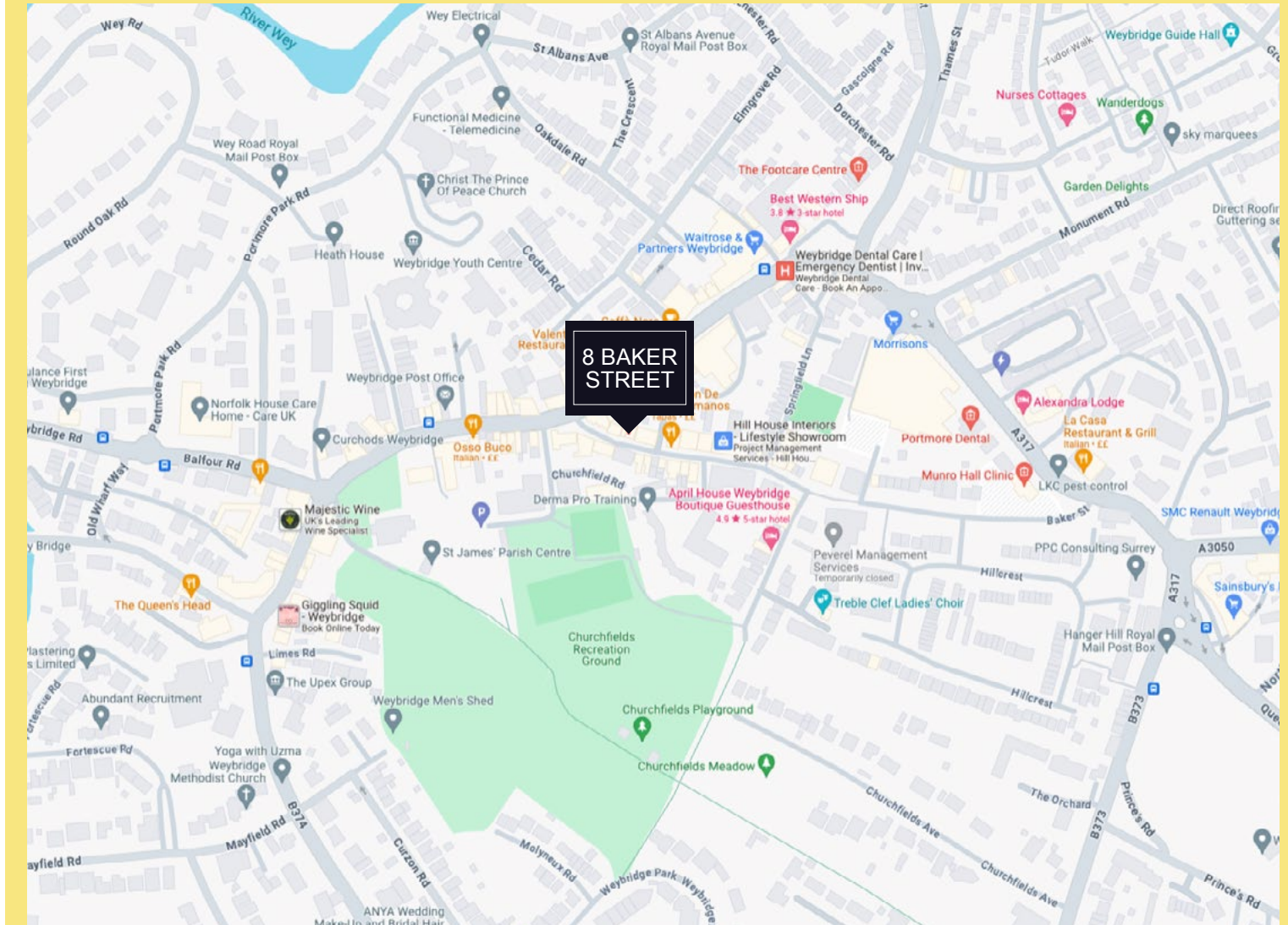
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LOCATION

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The property is situated on the northern side of Baker Street close to its junction with High Street in the affluent town of Weybridge, Surrey. This is an established retail "pitch" which has improved over recent years with John D Wood, COOK and Handelsbanken situated on Baker Street and Starbucks, Knight Frank, Holland & Barrat, Pret-A-Manger, WHSmith, Valentinas, Schmidt, Robert Dyas and Neptune all located in close proximity on the High Street.



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DESCRIPTION



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This is a three storey semi-detached building with a ground floor retail shop with garden and a refurbished two bedroom self-contained flat with private terrace above.

The flat is referred to as 8A Baker Street and the retail unit is referred to as 8 Baker Street. 8A is accessed from a passageway beside the retail unit. The building is of traditional construction.



ACCOMMODATION & FLOOR AREAS

ACCOMMODATION

Retail Shop - 8 Baker Street

Comprising air conditioned retail area with glazed retail shopfront and electronic security shutter, alarm system, kitchenette and kitchen and 2 x WCs. The rear access door has a secure metal roller shutter door.

Floor	(NIA) sq ft	(NIA) sq m	(GIA) sq ft	(GIA) sq m
Ground	742	69	775	72

Residential - 8A Baker Street

Ground Floor - Entrance

First Floor - Landing, Kitchen, Bathroom,
Living Room

First Floor Half Landing - Bedroom 1

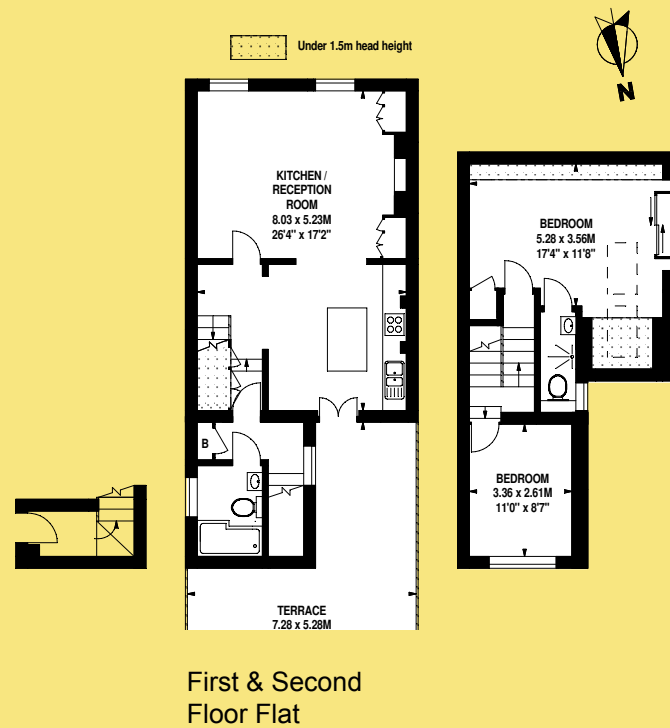
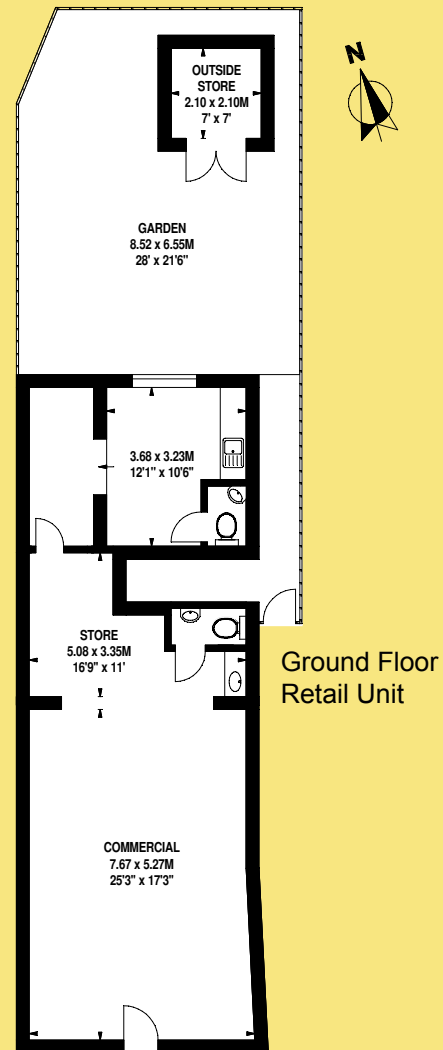
Second Floor – Bedroom 2, En Suite bathroom

Floor	(GIA) sq ft	(GIA) sq m
First & Second	1,012	92



FLOOR PLANS

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[FURTHER INFORMATION](#)

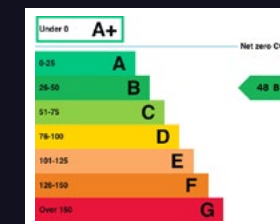


TENURE

Freehold Interest with Vacant Possession.

EPCs

8 Baker Street
(Retail Unit)



8A Baker Street
(Residential)



LEGAL COSTS

Each party is responsible for their own legal costs.

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[PROPOSAL & CONTACT](#)



PROPOSAL

Offers in excess of **£750,000**.

VIEWINGS

Strictly via the sole agent Thornbury Real Estate:



David Green

07540 501 589

THORNBURY
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