



VANDERWALD

FOR SALE

4 – 6 Waterloo Terrace,
40 Baker St, Weybridge KT13 8BS



Vanderwald Estates Ltd
vanderwald.co.uk
info@vanderwald.co.uk
020 8157 7450

Description:

We are pleased to bring to market this excellent investment opportunity. The property three commercial units which were combined in to one showroom. The property is on the ground floor of a period three story building, the uppers of which have been converted into residential flats. The property totals 171 sqm / 1,840 sq ft GIA.

The premises is let to Weybridge Audio on a 10-year lease from June 2019 until June 2029. There is a rent review outstanding from June 2024 and no break. The rental income is £42,500 p.a.

Key points:

- Large commercial unit in an affluent area
- Excellent location with good frontage
- To be sold on a new long lease
- Approx. area is 171 sqm / 1,840 sq ft
- Rental income of £42,500
- Let until 2029
- Price: £535,000 +vat

Location:

Weybridge is an affluent commuter town in Surrey, just 17 miles southwest of central London. It is also a centre in the aerospace industry, and the European headquarters of Sony and P&G are located here.

The property is located on Baker Street, just off the High Street. it is a short walk from the Churchfields recreation grounds and a 5-minute drive to Addlestone train station.

Occupiers close by include Waitrose, Pizza Express, Morrisons and a range of local boutiques and national retailers.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.





Vanderwald Estates Ltd
vanderwald.co.uk
info@vanderwald.co.uk
020 8157 7450