



**Price/premium** £25,000

**Rent** £24,000 Per annum

**Size** 850 Square feet

**Ref** #2867

## Address

**Address:** Camouflage Bar, 29 Station Approach

**Postcode:** KT14 6NF

**Town:** West Byfleet

**Area:** Surrey

## Location

Busy local parade with a good mix of businesses adjacent to West Byfleet train station.

## Description

Premium Guide £25,000 to include lease, goodwill, fixtures and fittings.

A double fronted beautifully presented bar that has recently been refurbished including wiring, flooring, walls, ceiling and rest rooms. There is an opportunity for a new operator to increase trade by increasing the opening hours.

Comprises large bar area with space for approximately 60/70 people and a kitchen/ prep area, plus customer W.C.'s to the rear. Additionally there is rear access to an external store.

Currently Sui Generis (formerly A4) use, but may also suit reinstatement to A3 or other uses, subject to any consents- we understand the premises were occupied as a restaurant for many years previously.

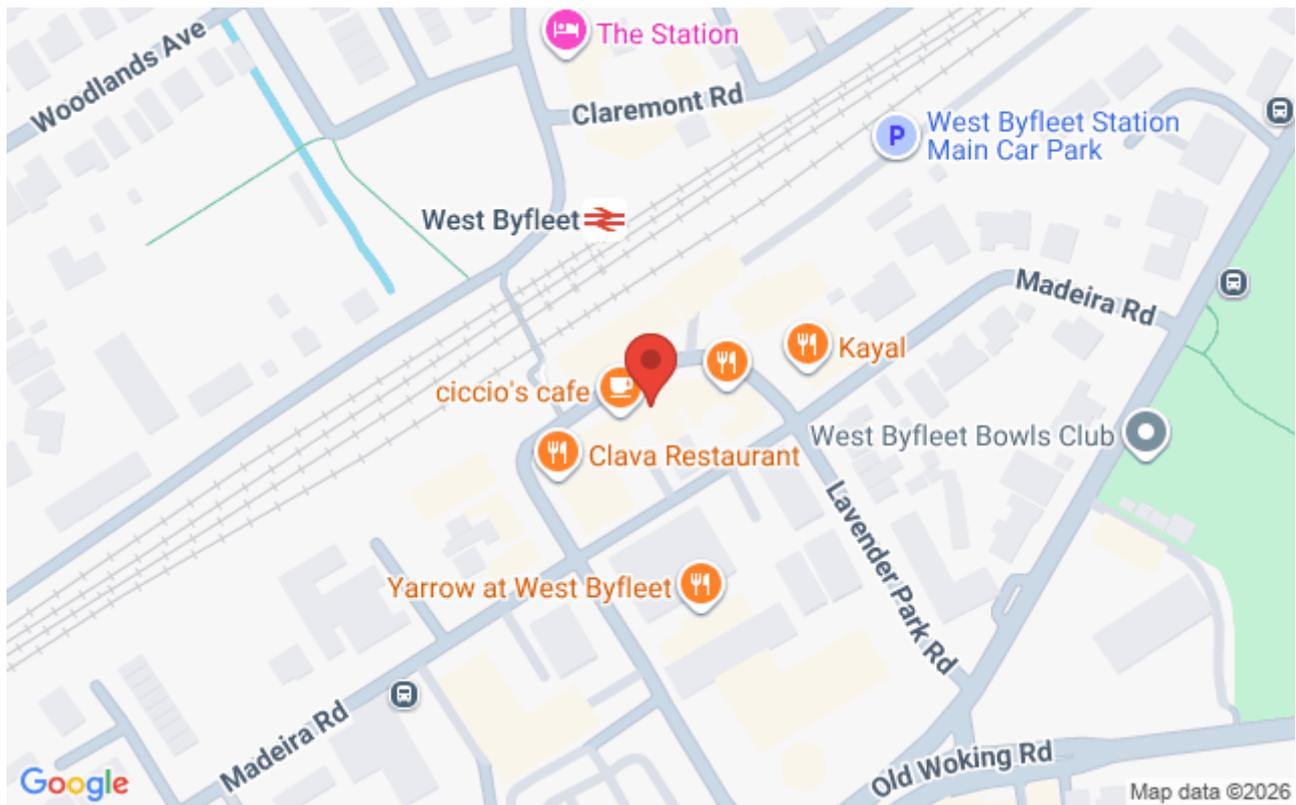
## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£25,000
<b>Rent:</b>	£24,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V. of £17,250, payable at the prevailing rate.
<b>Lease details:</b>	15 years from 2016. 3 yearly rent reviews. Break clause every 5 years.
<b>Trading hours:</b>	Currently Wednesday- Saturday from 5pm.
<b>Years established:</b>	2.5 years.

## Features

- ✓ A4 Use
- ✓ Alcohol license
- ✓ Double fronted
- ✓ Local Parade
- ✓ May suit other uses STC
- ✓ On street parking
- ✓ Opposite station
- ✓ Stylishly fitted

## Property Map



## Important notice

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## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

