



**Price/premium** £55,000

**Rent** £16,500 Per annum

**Size** 1,499 Square feet

**Ref** #3083

## Address

**Address:** 92 High Road

**Postcode:** KT14 7QT

**Town:** Byfleet

**Area:** Surrey

## Location

The property is located on the High Road in Byfleet, a densely populated suburban village which offers a number of amenities as well as Brooklands Retail Park, Marks & Spencer, Tesco and Lidl which are all near by.

## Description

£55,000 to include lease, fixtures, fittings and goodwill.

An opportunity to acquire this take away business with five bedroom accommodation and garden.

On the ground floor the service/ restaurant area measures approximately 355 sq ft. The fully fitted commercial kitchen with extraction is located behind and measures approximately 293 sq ft including a store cupboard. To the rear of the property there is a large store room measuring approximately 160 sq ft including the staff WC, doors lead from this room to the patio garden.

Access can be gained to the first floor accommodation either through the internal kitchen or via the main front door from the street.

At present the flat above offers five bedrooms, a large hallway and a bathroom. The current leaseholder has recently re-decorated and fitted new carpet throughout.

EPC Rating C (ground floor) and E (first floor).

The property is well located, close to many houses and a local pub. There are several different take away premises along the same road seemingly all trading well, amongst a mix of other businesses.

Early viewings are recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£55,000
<b>Rent:</b>	£16,500 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £7,100- SBR relief should apply, subject to the usual criteria.
<b>Lease details:</b>	FRI lease with approximately 18 years remaining. Upward only rent reviews every 4 years- next Review date is 8 April 2025. The lease is drafted inside the Landlord & Tenant Act 1954.

## Features

- ✓ A5 use
- ✓ Courtyard
- ✓ Fitted catering kitchen
- ✓ Low passing rent
  
- ✓ Residential accommodation

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.















