



Price/premium £230,000

Rent £16,000 Per annum + VAT

Size 550 Square feet

Ref #3089

Address

Address: 33 Station Approach

Postcode: KT14 6NF

Town: West Byfleet

Area: Surrey

Location

Situated in a local parade with a good mix of independent shops, restaurants and cafes. Positioned almost opposite West Byfleet Station which offers a direct service to London Waterloo within 30 minutes on a fast train. Waitrose is also close by.

Description

Virtual Freehold Guide price £230,000 or to let at a guide rent of £16,000 p.a. (note all prices are +VAT)

The property measures a total of approximately 550 sq ft which includes a W.C.

Attractive traditional shop front with two large windows and central door.

The premises would suit a variety of different use classes under the 'E' use class.

Metered on Street parking.

The pending development of flats, shops and restaurants in West Byfleet provides for a great opportunity to acquire a premises that is so close to the Station with the prospect of the development bringing further footfall.

EPC Band C.

Early viewings recommended.

General Information

Tenure:	Leasehold
Price/premium:	£230,000
Rent:	£16,000 Per annum + VAT
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a rateable value of £11,500 per annum, payable at the prevailing rate.
Lease details:	New lease terms to be agreed by negotiation. Virtual Freehold - 999 year lease from 2018

Features

- ✔ 'E' Use class
- ✔ Available immediately
- ✔ Close to station
- ✔ Freehold or Leasehold
- ✔ Local Parade

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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



