



Rent £12,500 Per annum

Size 270 Square feet

Ref #3127

#### Address

**Address:** 100 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

#### Lock up shop to let at £12,500 p.a. First two months rent free.

Newly refurbished with white walls and wood flooring throughout. The premises measures 270 sq ft and has a W.C. to the rear with a small sink area.

The property would suit a variety of different businesses under the 'E' use class.

EPC Band C.

Early viewings recommended.

#### General Information

Tenure: Leasehold

Rent: £12,500 Per annum

**Legal fees:**Both parties to be borne by the ingoing tenant/purchaser

**Lease details:** Existing lease with 9 years remaining

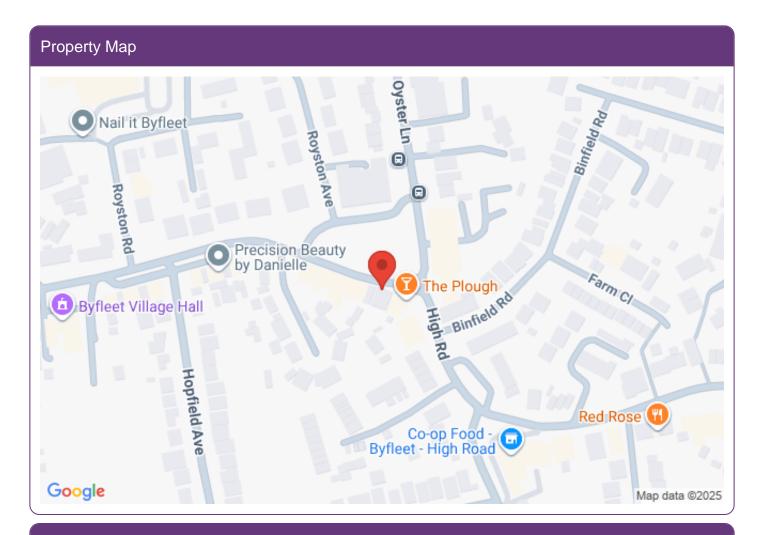
#### Features

'E' Use class

New lease available

Nicely presented

Thriving village



## 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.









