





**Price/premium** £225,000

**Size** 925 Square feet

**Ref** #3185

## Address

**Address:** 29a High Road

**Postcode:** KT14 7QH

**Town:** Byfleet

**Area:** Surrey

## Location

The property is situated in a small parade in the village, which offers a number of local amenities as well as being close to Brooklands Retail Park (Marks & Spencer, Tesco and Lidl). Byfleet and New Haw station is around a 20 minute walk.

## Description

Freehold guide price £245,000. Vacant possession on completion.

Modern mostly open plan office suite arranged over first and second floors with ground floor reception area. The ground floor shop unit, No 29, has been sold on a 999 year lease (peppercorn ground rent) some 15 years ago- 50% of the buildings insurance is recovered from the ground floor.

The suite is very well presented and fitted with reverse air conditioning (not tested).

Approximate floor areas;

Ground floor reception- 105 sq ft.

First floor- 570 sq ft.

Second floor- 250 sq ft.

The property would now fall within the E use class, making it suitable for alternative uses, such as certain D1 uses and may also be suitable for residential conversion, subject to any necessary consents.

Byfleet village is well served with a variety of independent shops, cafes and restaurants, as well as two Co-op's. There is free on street parking close by.

The property falls within EPC band B.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£225,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a R.V. of £9,200, payable at the prevailing rate.



## Features

- ✓ Available immediately
- ✓ Early viewing recommended
- ✓ Freehold
- ✓ Local Parade
- ✓ Nicely presented
- ✓ On street parking
- ✓ Reverse air conditioning
- ✓ Vacant possession

## Property Map



## Important notice

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