



**Price/premium** £75,000

**Rent** £16,000 Per annum

**Size** 725 Square feet

**Ref** #3321

## Address

**Town:** Byfleet

**Area:** Surrey

## Location

Located in a smart local parade of shops within a densely populated area. There is street parking in front of the parade.

## Description

Leasehold Guide Price £75,000, to include goodwill, fixtures, fittings & equipment.

An opportunity to take on these well presented premises, from which our clients currently only trade on a delivery basis on Friday and Saturday evenings- closed the remainder of the week.

The shop is arranged with a front dining room of approximately 260 sq ft providing a small amount of covers, a rear kitchen and prep area of some 312 sq ft and conservatory beyond. There is a rear yard also. Because of the short operating hours no staff are currently employed. The premises are very nicely presented and well equipped providing a turn key opportunity for someone who would like to run a similar business.

There is a two bedroom flat above, which is included in the lease and which our clients sub let on a 1 year AST agreement at £16,000 p.a. creating a net nil rent currently.

Confidentially available, please view by appointment only through us.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£75,000
<b>Rent:</b>	£16,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a R.V. of £8,800 (shop), so the premises should benefit from full SBR relief, subject to the usual criteria.
<b>Lease details:</b>	15 year lease from 2020, with 5 yearly Rent Reviews.
<b>Trading hours:</b>	Fridays & Saturday evenings only.
<b>Employees:</b>	No staff.
<b>Client involvement:</b>	Husband & Wife full time.

## Features

- ✔ Beautifully presented throughout
- ✔ Densely populated area
- ✔ Extraction
- ✔ Residential accommodation
- ✔ Turnkey opportunity
- ✔ Well equipped
- ✔ Yard area

## 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.