



**Price/premium** £650,000

**Size** 750 Square feet

**Ref** #3338

## Address

**Address:** 61 Old Woking Road

**Postcode:** KT14

**Town:** West Byfleet

**Area:** Surrey

## Location

Busy main road location with street parking to the front. Close to the main line station, Waitrose and many independent retailers.

## Description

Part vacant freehold investment opportunity. Offers in excess of £650,000- BUSINESS UNAFFECTED

This is an excellent opportunity to acquire a part vacant freehold investment property situated in a prime central location in West Byfleet. The ground floor is currently let to a well-established artisan patisserie, and offers a retail area of approximately 750 sq ft.

To the rear of the property, there is a garden that offers potential for development, subject to the necessary planning permissions.

Above the shop, there is a large three bedroom flat arranged over two floors. The flat includes a kitchen, a generous living room, and a family bathroom, and is currently vacant.

Located in the heart of West Byfleet, the property enjoys close proximity to a wide range of independent shops, cafés, and restaurants, and is situated directly opposite Waitrose. West Byfleet Train Station is within a short walking distance, offering convenient commuter access into London and surrounding areas. Metered street parking is available directly in front of the property.

Viewings strictly by appointment only please do not approach the current tenant.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£650,000
<b>Legal fees:</b>	Not specified

## Features

- ✓ Densely populated area
- ✓ Development potential
- ✓ Garden
- ✓ Mixed use
- ✓ Mixed use investment
- ✓ Nicely presented
- ✓ On street parking
- ✓ Residential accommodation

## Important notice

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