



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 £255,000. 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 Coop's. There is free on street parking close by.

The property falls within EPC band B.

General Information

Tenure: Freehold

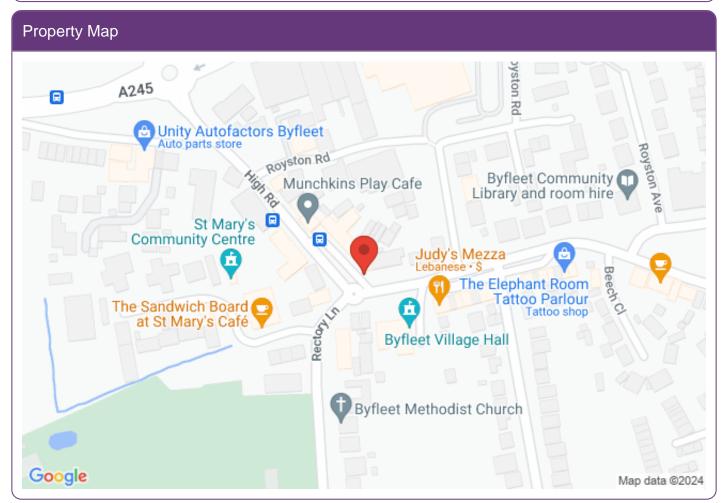
Price/premium: £255,000

Legal fees: Each party to bear their own

Rateable value: 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



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).









