

# Freehold Ground Floor Fitted Premises For Sale

Triple fronted unit approximately 300m from West Byfleet railway station

Approximate total floor area = 104.6m<sup>2</sup> (1126ft<sup>2</sup>)



17-19 Old Woking Road, West Byfleet, Surrey KT14 6LW



### Location

West Byfleet is an affluent Surrey community town strategically located to the west of the M25 between Junctions 10 and 11 and the nearby A3 provides excellent links to the national motorway network and beyond.

The premises occupy a prominent position at the junction of Old Woking Road (A245) and Pyrford Road approximately 300m from West Byfleet railway station.

Surrounding occupiers include opposite a new retirement housing development with 11 commercial units and number of convenience retailers and local restaurants together with a Waitrose Supermarket.

### Description

The premises comprise a ground floor fitted showroom currently used as a property sales suite with ancillary storage, kitchenette and WC facilities to the rear. There is vehicle access to the rear for loading and unloading.

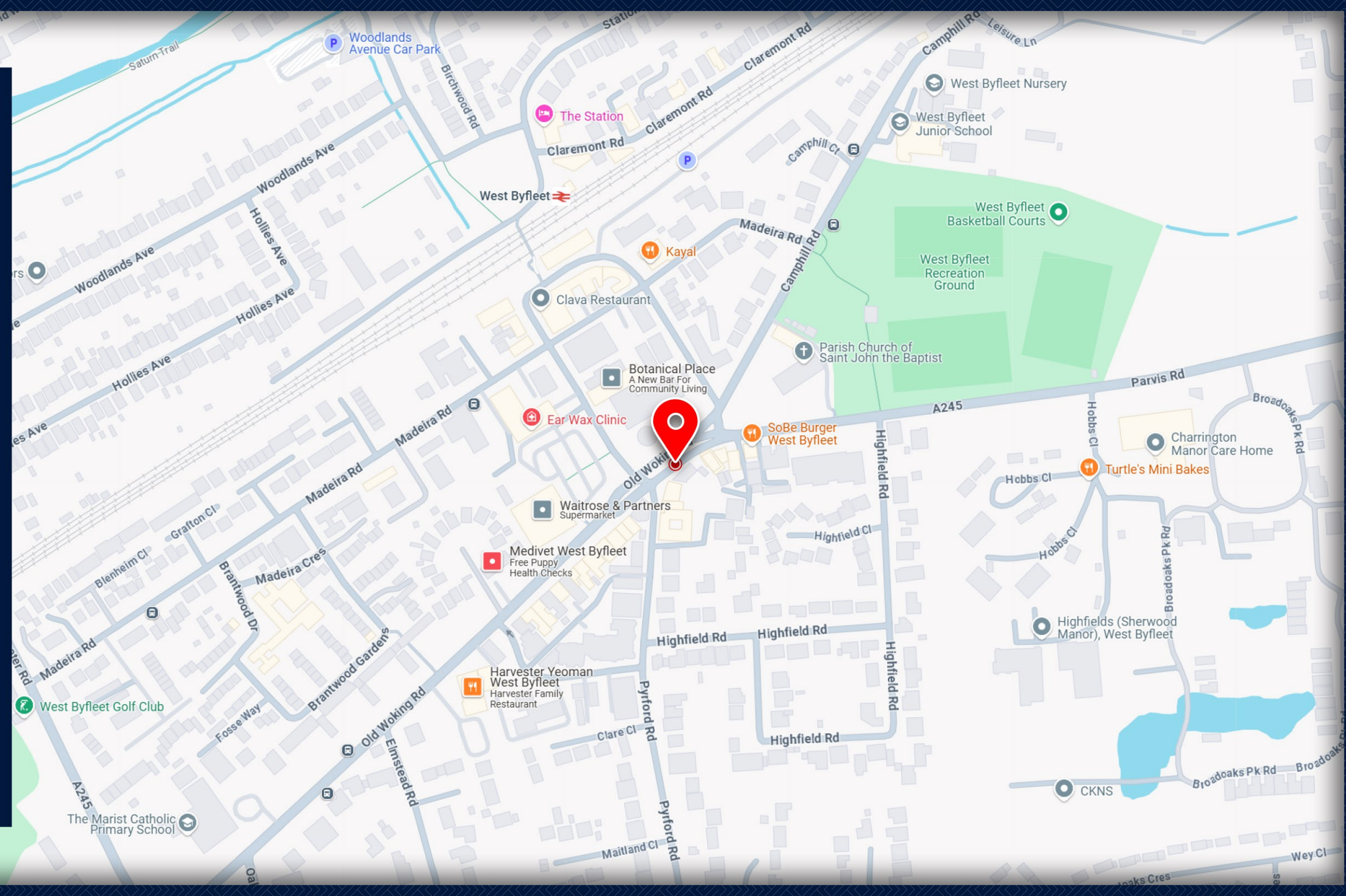
### Areas

We are advised that the premises have the following approximate total floor area:

Ground Floor: 104.6m<sup>2</sup> (1,126ft<sup>2</sup>)

### Planning

We are advised that this unit has E-Class use however any interested party should clarify this with the local authority prior to making a proposal on these premises.





### Rates

Rateable value is £21,000 per annum therefore rates payable are approximately £10,500 per annum.

### Tenure

Freehold.

### Price

£350,000.00 plus VAT with vacant possession of the ground floor.

### Legal Costs

Each party bear their own.

### Further Information/Inspections

Please contact sole letting agents Forty Group.

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