franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526

Price/premium £650,000 **Size** 1,290 Square feet **Ref** #3338

Address

Address: 61 Old Woking Road

Postcode: KT14 6LF

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 ground floor retail area of approximately 968 sq ft and a basement of approximately 322 sq ft. The current rent is £20,000 p.a. The lease is for a term from the 17th April 2022 to 16th April 2029 with a rent review on 29th April 2026 and break option 25th March 2025 (not exercised). The lease is drafted outside the Landlord and Tenant Act 1954.

To the rear of the property, there is a garden that offers potential for development, subject to the necessary planning permissions- planning was previously granted for three flats but this has now lapsed.

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, formal planning consent is required.

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.

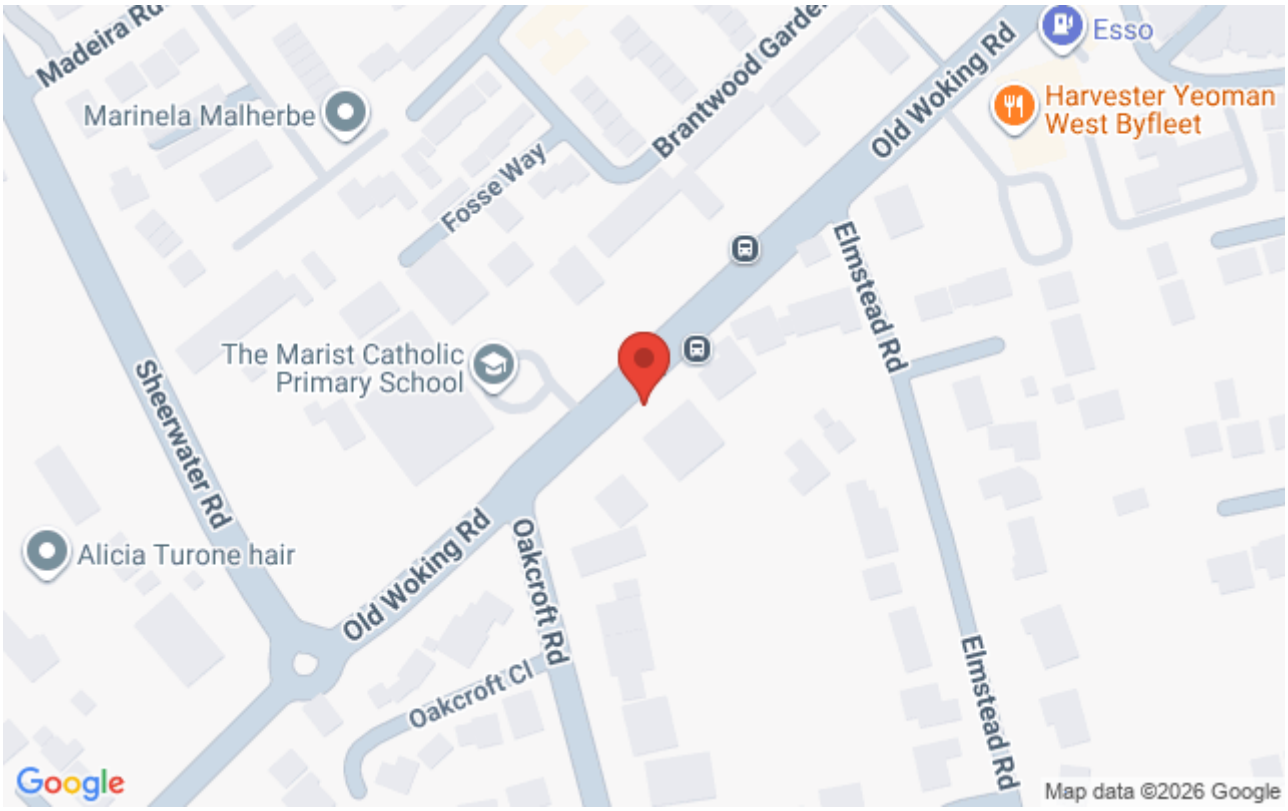
General Information

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

Features

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

Property Map



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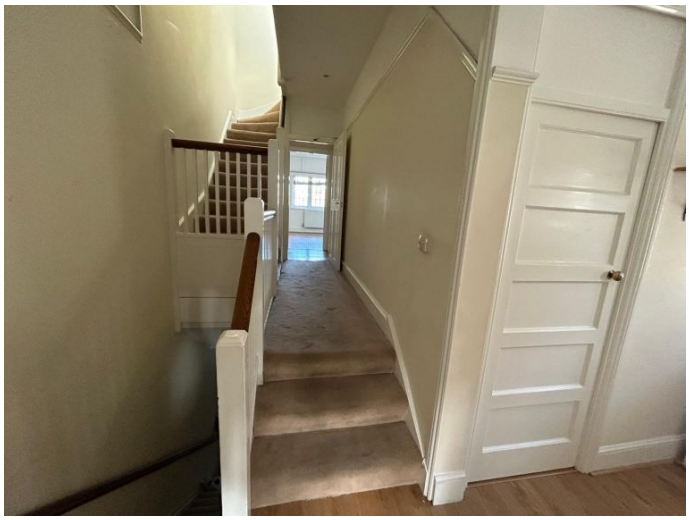
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