Retail

TO LET

CURCHOD&CO



25 Old Woking Road

West Byfleet, KT14 6LG

Prominently located within the town centre with fantastic visibility

1,806 sq ft

(167.78 sq m)

- Prominent corner position at the junction of Old Woking Road and Pyrford Road
- Former banking hall with an extensive return frontage
- Opposite Waitrose, approximately 300m from West Byfleet Station
- Suitable for a variety of Class E uses
- Refurbished ready for new occupation

25 Old Woking Road, West Byfleet, KT14 6LG

Summary

Available Size	1,806 sq ft
Rent	£40,000 per annum
Business Rates	To be assessed.
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The premises comprise a former banking hall arranged over the ground floor, suitable for a variety of Class E uses. The town centre has recently benefited from the Botanical Place development, a retirement scheme of 196 apartments, which has increased local footfall. The property benefits from fantastic visibility, with a dual corner frontage.

Location

West Byfleet is an affluent Surrey village located to the west of the M25, between Junctions 10 and 11, providing access to the national motorway network. The A3 is nearby and provides links to London and the south coast. West Byfleet Station offers direct services to London Waterloo.

The premises occupy a prominent corner position at the junction of Old Woking Road (A245) and Pyrford Road, approximately 300m from the station. Nearby occupiers include Waitrose, together with a number of convenience retailers and local restaurants.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	1,806	167.78	Available
Total	**1,806**	**167.78**	

Terms

The premises are available by way of a new FRI lease direct from the landlord.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

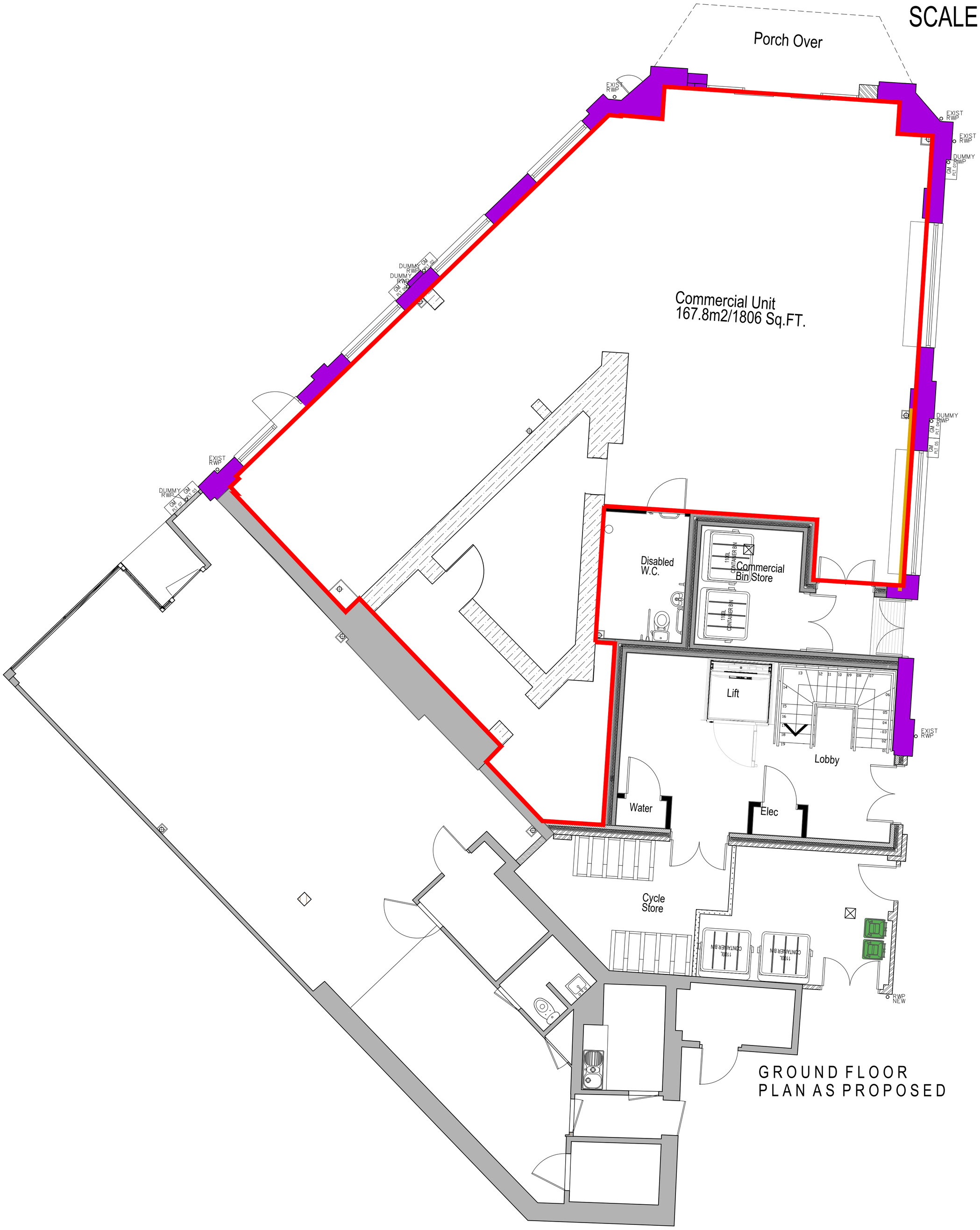
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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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GROUND FLOOR
PLAN AS PROPOSED

REV	ITEM	DATE
-	-	-

CLIENT
DOMALIA UK LTD

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DRAWING TITLE
GROUND FLOOR PLAN AS PROPOSED

JOB TITLE
ADD. & INT. MODS. TO FORM 7 APART.@ 25, 29 & 31 OLD WOKING ROAD, W. BYFLEET, SURREY, KT14 6LG

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Job Title	Scale	Date	Author
25-31 OWR	1:50	OCT 26	GDP
Drawing No	**Client/ref**	**Rev**	
CDA-333-140	DOMALIA		

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