



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

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

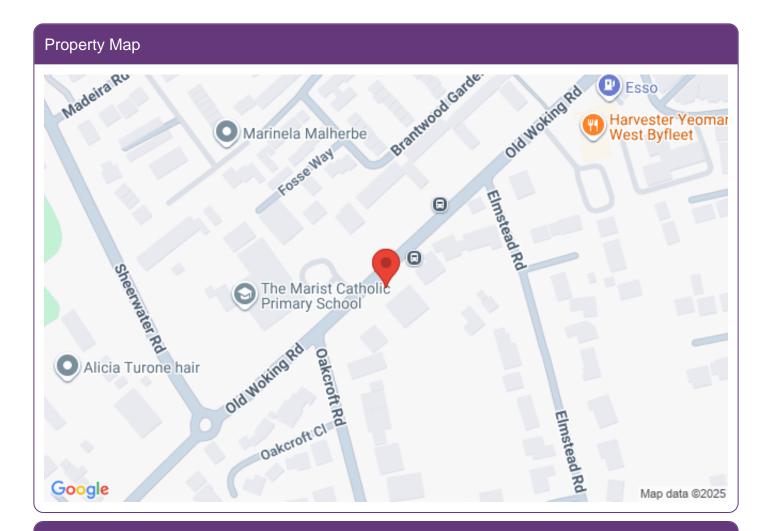
Tenure: Freehold

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



# 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).











