



**Price/premium** £1,200,000 **Ref** #3341

## Address

Address: 100-102 High Road

Postcode: KT14 7QT

Town: Byfleet Area: Surrey

# Location

Located on the High Road in Byfleet, a densely populated village which offers a number of amenities as well as Brooklands Retail Park, Tesco and Lidl which are close by.

## Description

An attractive opportunity to acquire a fully let mixed-use investment generating a current total annual income of £76,700.

This investment comprises two ground floor retail units forming part of a small local parade; one of the units is let to The Ironing Studio at a current rent of £15,000 per annum, while the other is occupied by a nail salon at £12,500 per annum.

To the rear of the shops is a detached commercial unit, currently let to a physiotherapist at £18,000 per annum, which also provides a potential development opportunity.

Above the shops are two self-contained residential flats, both let on assured shorthold tenancy agreements. The first flat is a one-bedroom unit let at £1,250 per calendar month, equating to £15,000 per annum. The second is a two-bedroom flat achieving £1,350 per calendar month, equating to £16,200 per annum. Parking is also available at the rear of the property.

Copies of leases can be supplied to interested parties after initial inspection.

Early viewings recommended- please do not disturb the current tenants and arrange access through Franklin Commercial only.

#### General Information

Tenure: Freehold

Price/premium: £1,200,000

**Legal fees:** Not specified

**Lease details:** 100 High Road- Approximately 8 years remaining. 102 High

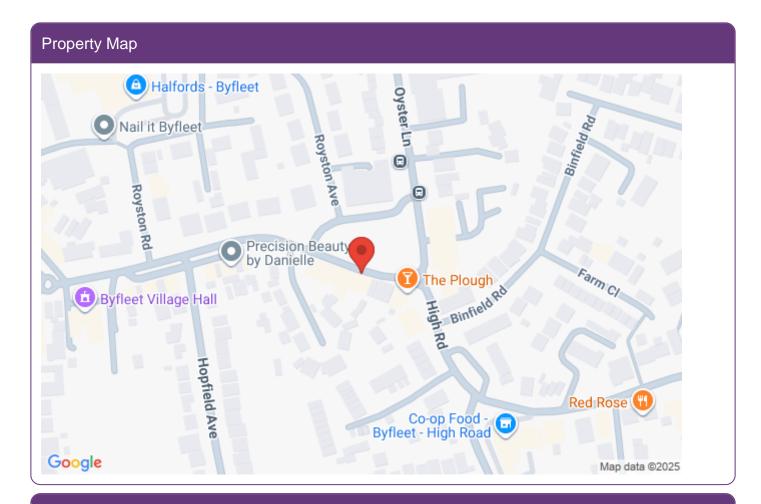
Road- Approximately 7 years remaining. Rear of 101- 102 High Road (detached unit)- Approximately 2 years remaining drafted

outside the Landlord and Tenant Act 1954.

### **Features**

✓ Fully let investment
✓ Local Parade
✓ On-site parking
✓ Parking close by

Development potential



### Important notice

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