



**Price/premium** £1,000,000    **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:** £1,000,000

**Legal fees:** Not specified

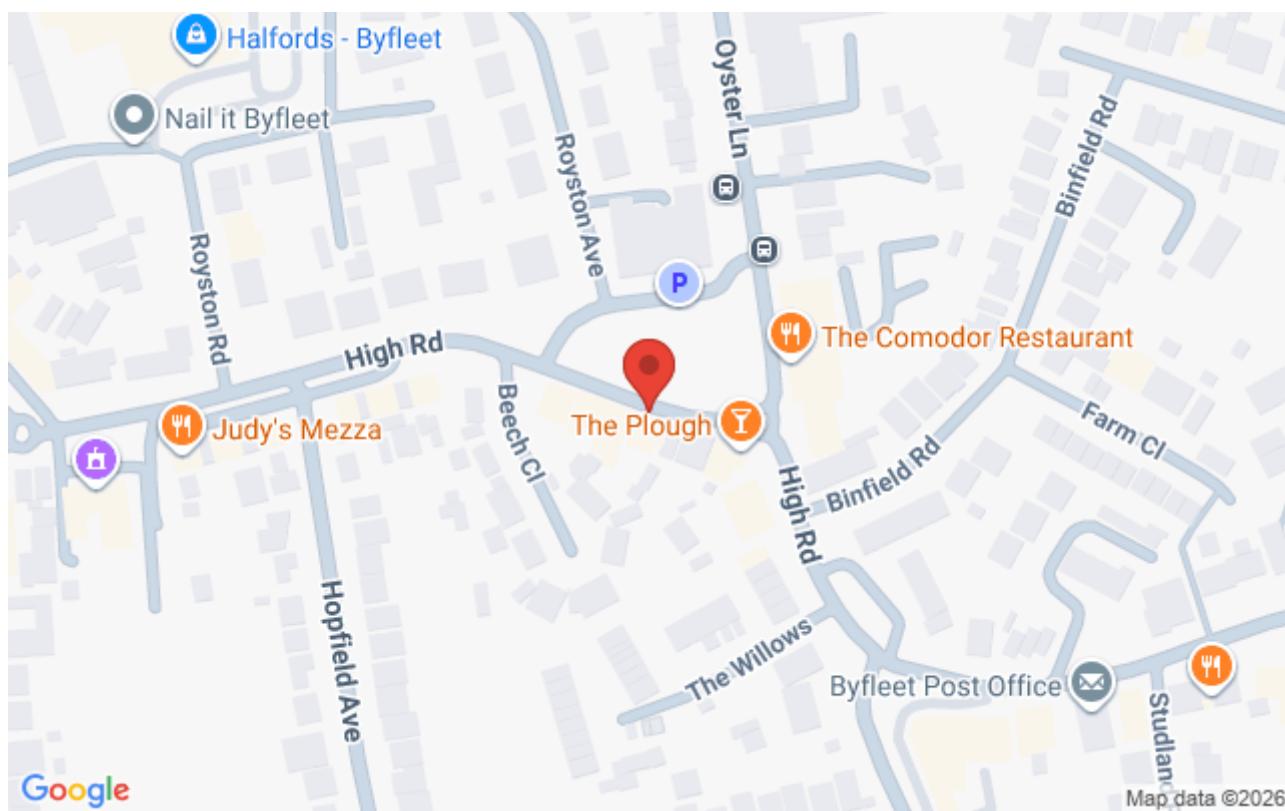
**Rateable value:** 100 High Road - The VOA website states a RV of £9,600 from the 1st April 2026, payable at the prevailing rate. 102 High Road - The VOA website states a RV of £13,500 from the 1st April 2026, payable at the prevailing rate.

**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

## Property Map



## 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).

