

Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014

PROMINENT RESTAURANT/RETAIL PREMISES (A3/A1 USER)

1,675 sq ft (156 sq m) approx

FOR SALE (MAY LET)



15 OLD WOKING ROAD

WEST BYFLEET • SURREY • KT14 6LW

LOCATION:

West Byfleet is a prosperous town in the County of Surrey and is located approximately 3.5 miles southwest of Weybridge, 3.5 miles northeast of Woking and 3 miles north of Ripley.

The subject property forms part of Park Court which is located in Pyrford Road on the southern side of West Byfleet town centre.

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15 OLD WOKING ROAD

WEST BYFLEET • SURREY • KT14 6LW

LOCATION(cont'd):

Road communications are good with the A3 (London to Portsmouth Road), approximately 4 miles to the south, providing direct access to the south coast, London and the M25 Orbital Motorway (junct 10 –Wisley). The M25 is also accessible at Chertsey (junct 11), approximately 5 miles to the north.

Rail communications are also good with regular services to London Waterloo from West Byfleet station in approximately 40 minutes; an express service is available from Woking Station (journey time approximately 30 minutes).

West Byfleet town centre offers good shopping facilities including a number of well-known retailers and High Street names whilst Waitrose supermarket is also located in the Village. Brooklands Retail Park, which includes Tesco, Marks & Spencers and Argos superstores, is within 2 miles.

DESCRIPTION:

Comprises ground floor Restaurant premises and kitchen/preparation areas extending in total to some 1,675 sq ft approx.

TERMS:

The premises are available for sale by way of a long lease.

PRICE:

£450,000.00

RATES:

Description:	Restaurant and Premises
Rateable Value:	£23,500.00
Rates Payable:	£11,585.00 (approx.) for the 2015/16 year.

VIEWING:

Strictly by prior appointment through the **Sole Agents**.



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NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

Energy Performance Certificate

Non-Domestic Building



Halong Bay
15 Old Woking Road
WEST BYFLEET
KT14 6LW

Certificate Reference Number:
0094-9753-6930-7100-8903

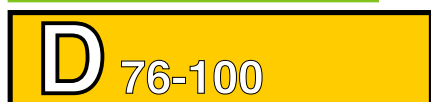
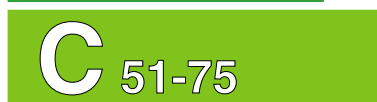
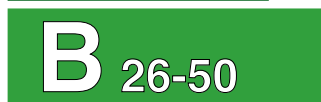
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

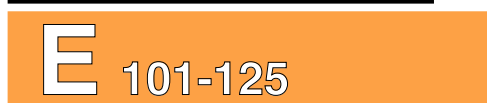
More energy efficient



Net zero CO₂ emissions



◀ 99 This is how energy efficient the building is.



Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	187
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	183.91

Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

91 If typical of the existing stock