

**PROMINENT CLASS 'E' PREMISES
FOR SALE OR TO LET**

785 sq ft (72.93 sq m) gia approx.



CASITA PLACE • 41B STATION APPROACH • WEST BYFLEET • SURREY • KT14 6NE

LOCATION:

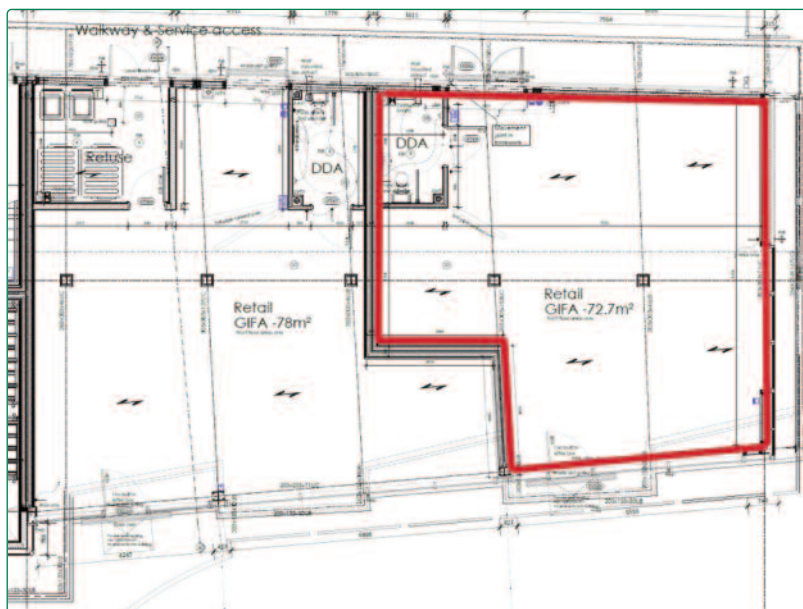
West Byfleet town centre offers good shopping facilities anchored by Waitrose supermarket with a number of multiple traders including Boots, Costa Coffee and Coral Bookmakers.

The property is situated adjacent to West Byfleet main-line railways station whilst also being adjacent to the main Station car park. Road communications are good with the A3 close by affording good access to the A3 at Cobham and hence the national motorway network. Ripley, Old Woking and Woking are close by whilst Guildford is some 7 miles distant.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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- DESCRIPTION:** The premises comprise a broadly rectangular, dual aspect commercial unit extending to some 785 sq ft together with capped services. The premises would suit a variety of commercial users eg retail, office, showroom, medical consultancy, wellness etc.
- ACCOMMODATION:** *Areas are approximate:*
Ground Floor Retail/Office: 785 sq ft 72.95 sq m
- PRICE:** **£275,000**
- RENT:** **£20,000.00 per annum.**
- TERMS:** The property is available by way of a sale of the long leasehold interest for a term of 999 years from 1st January 2021 at a peppercorn rent or on a new lease on broadly conventional terms, for a period to be agreed.
- SERVICE CHARGE:** The annual service charge has been assessed as circa £50.00 pcm.
- EPC:** TBA.
- VAT:** The premises are elected for VAT.
- BUSINESS RATES:** The premises have yet to be assessed for business rates purposes.
- LEGAL COSTS:** Each party to bear their own professional and legal costs.
- VIEWING:** Strictly by prior appointment through the **Sole Agents:**



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NOTE:

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