

PRIME DOUBLE FRONTED CLASS E RETAIL UNIT TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

15 OLD WOKING ROAD, WEST BYFLEET, SURREY KT14 6LW

81.45 sq. m (876.72 sq. ft) APPROX.



These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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. Road communications are good with the A3 approximately 4 miles to the south, providing direct access to the south coast, London and the M25 (Junction 10 Wisley). Rail communications are also good with regular services to London Waterloo from West Byfleet station in approximately 40 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 and Marks & Spencer superstores, is also within 2 miles.

DESCRIPTION

The property provides largely open plan retail accommodation to the front with two separate consulting rooms, a rear lobby with storage area, kitchenette and twin WC facilities. The property could be adapted and may be suitable for a wide range of alternative uses falling within Use Class E, subject to landlords' consent and planning approval.

BUSINESS RATES

Rateable Value (2023) is £18,750.
We recommend contacting Woking Borough Council to confirm

ACCOMMODATION

The property has an approximate net internal floor area of:

Ground Floor: 81.45 sq. m (876.72 sq. ft)

ENERGY PERFORMANCE RATING

To be confirmed

TENURE

The premises are available by way of a new Lease direct from the Landlord, for a lease term to be agreed.

RENT

£27,750 per annum

VAT

We have been advised that the property is elected for VAT.

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
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