

FREEHOLD INVESTMENT/ DEVELOPMENT OPPORTUNITY (STP)

COMPRISING 4 x LOCK-UP GARAGES
ALL LET ON SHORT-TERM AGREEMENTS
FOR SALE



Access road.

4 EDEN GROVE ROAD • BYFLEET • SURREY • KT14 7PH

LOCATION:

The site is situated towards the rear of 4 Eden Grove Road, close to the centre of Byfleet and hence an assortment of Secondary Shops and amenities. Road communications are good with the A3 (London to Portsmouth Road) within 2 x miles approx.

DESCRIPTION:

The available accommodation comprises 4 x lock-up garages of concrete construction, all of which are currently let on short-term agreements. The garage roofs were replaced with insulated, galvanised steel panels in September 2019.

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- TERMS:** The property is available Freehold subject to the existing short-term agreements which currently yields £2,280.00 per annum (tenancy schedule available upon enquiry).
- GUIDE PRICE:** **We are seeking offers in the region of £100,000.00.**
- VAT:** VAT will not apply in respect of the sale.
- TOWN PLANNING:** Preliminary sketch plans have been commissioned showing how the site might be able to accommodate 2 x 2-bedroom Residential apartments subject to planning – contact the selling agents for further information.
- LEGAL COSTS:** Each party to bear their own professional and legal costs in any transaction.
- VIEWING:** Interested parties are able to inspect the property externally, no formal viewing arrangements are required.



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NOTE:

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