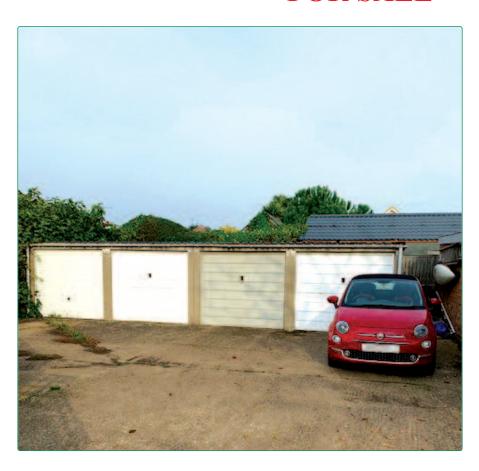




FREEHOLD INVESTMENT/ DEVELOPMENT OPPORTUNITY (STP)

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.

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

T: 01483 538131 F: 01483 557549 w: www.gascoignes.com e: enquiries@gascoignes.com

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

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.



Andrew Russell andy@gascoignes.com

Rod Walmsley rod@gascoignes.com

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