

ATTRACTIVE RETAIL INVESTMENT

For Sale

11/13 Old Woking Road • West Byfleet • Surrey • KT14 6LW

West Byfleet is a prosperous commuter town in the County of Surrey situated approximately 3.5 miles northeast of Woking and the same distance southwest of Weybridge.

The Town enjoys excellent road communications with the A3 approximately 4 miles to the south providing direct access into London and to the south coast and with the M25 junction 11 proving access onto the national motorway network 5 miles to the north at Chertsey.

Rail communications are good from West Byfleet Station with a fastest journey time to London Waterloo of 40 minutes.

Heathrow international airport is 15 miles northwest and Gatwick airport being 32 miles to the southeast.

LOCATION:

West Byfleet town centre offers good shopping facilities anchored by Waitrose supermarket with a number of multiple traders including Boots, Costa, Lloyds Pharmacy, Wine Rack and Thomas Cook as well as the major High Street Banks.

The property is situated on the south side of Old Woking Road (A 245) between its junctions with Parvis Road and Pyrford Road close to Lloyds Bank, opposite Station Approach shopping precinct and diagonally opposite Waitrose.

DESCRIPTION:

The property comprises a lock up shop with separately owned upper parts forming part of a parade of shops of brick built construction with pitch tiled roof. The shop has the benefit of access from the rear service road.

The dimensions and floor areas are as follows:-

Gross Frontage	23'3"	6.78 m
Net Frontage	20'3"	6.17 m
Internal Width	20'10"	6.35 m
Shop Depth	42'	12.80 m
Sales Area	747 sq ft	69.41 sq m
Ground Office	114 sq ft	10.55 sq m



TENANCY:

The premises are leased to Ian Barnes trading as Surrounds Art on an effectively full repairing and insuring lease for a term of 5 years from 25th June 2013 at a rental of £18,000 per annum.

The first and second floor flats are sold on 125 year ground leases producing £300 per annum.

The total income is £18,300 per annum.

TENURE:

The premises are to be sold Freehold subject to the two ground leases.

COVENANT:

Surrounds Art are a well established art retailer and picture framing specialist who have been trading since 1982 see www.surrounds-art.co.uk.

PRICE:

Offers in excess of **£230,000** for the benefit of the Freehold interest of the property to reflect a net initial yield of approximately 7.74% after usual costs of purchase of 2.8%.

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VAT:

The property has been elected for VAT and therefore VAT will be payable on the purchase price.

EPC:

The EPC is available upon request.

VIEWING:

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



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