



## SITUATION

Close to the junction with Rectory Lane in this attractive, fully occupied shopping parade and amongst a variety of independent retailers serving this affluent village.

West Byfleet lies approximately 20 miles south-west of Central London and enjoys excellent road links, being within 3½ miles of the M25 (Junction 10).

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Therapy Rooms/Ancillary Accommodation** on the First Floor with uPVC doubling glazing and gas central heating. The property includes a **Large Rear Gravelled Parking/Loading Area** which can be accessed via a rear service road.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	26'2"
Internal Width	18'1"
Shop & Built Depth	29'4"
Store Area	Approx. 150 sq ft

### First Floor (Refer to Auctioneers for video tour)

3 Rooms (2 used for therapy), Kitchen, Bathroom/WC (GIA 645 sq ft)

**VAT is NOT applicable to this Lot**

## FREEHOLD

### TENANCY

The entire property is let on a repairing and insuring lease (subject to a schedule of condition) to **Pretty and Preloved of Byfleet CIC (Charity Shop)** for a term of 5 years from 14th October 2021 (excl. s.24-28 of L & T Act 1954) at a current rent of **£16,000 per annum** exclusive.

### Tenant's Break October 2024

**There is an £8,000 Rent Deposit held.**

**Note 1: There is potential to convert the first floor into Residential Use, add additional accommodation in the roof space and create a separate front entrance, subject to obtaining possession and the necessary consents.**

**Note 2: There is potential to create a large rear two storey extension similar to the adjoining property, subject to obtaining possession and the necessary consents.**

**Note 3: Contracts were recently exchanged for a 2 bed flat (above a shop) at No. 27 High Road at £245,000.**

**£16,000** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

### Vendor's Solicitors

Lawrence Stephens Limited  
Tel: 020 7936 8888 Ref: David Freedman  
Email: dfreedman@lawstep.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

