



SITUATION

Close to the junction with Rectory Lane in this attractive shopping parade, amongst a variety of independent retailers all 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** (see Note 1) with internal access to a **First Floor previously used as Offices, but originally a Flat** with uPVC doubling glazing and gas central heating (see Note 2). 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"
GIA	Approx. 732 sq ft

First Floor

3 Rooms	
Kitchen	
Bathroom/WC	
GIA	Approx. 651 sq ft

Total GIA **Approx. 1,383 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The property benefits from Use Class E which includes both shop and restaurant use.

Note 2: A separate front entrance to the flat can be created similar to other properties in the parade and there is potential to add additional accommodation in the roof space, subject to obtaining the necessary consents.

Note 3: There is potential to create a large rear two storey extension similar to the adjoining property, subject to obtaining the necessary consents.

Note 4: No. 27a High Road (2 bed flat above a shop) sold for £245,500 in August 2022 (source: zoopla.co.uk).

Note 5: Refer to the Auctioneers for the floor plans and the video tour of the property.

Vacant Shop & Upper Part

Joint Auctioneers

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