

SPECIALIST
EYE CARE

35A 37A
35B 37B

TO LET
CLASS E UNIT
Owen Isherwood
1,400 sq ft / 132 sq m
01483 300176

39

Owen
Isherwood
CHARTERED SURVEYORS

TO LET

CLASS E UNIT
1,400 sq ft (132 sq m)

37 OLD WOKING ROAD, WEST BYFLEET, SURREY KT14 6LG



LOCATION

The subject property is located along a popular shop parade with high levels of footfall in the village centre of West Byfleet. Less than a 5-minute walk from its mainline station with up to four trains every hour travelling between London Waterloo and Portsmouth Harbour. The property sits between the mainline station and the heavily residential area to the South and the mainline station. The property is also within easy access to both the A3 and M25 both within a 15-minute drive. Neighbouring businesses include a mixture of local businesses of beauticians, funeral directors, convenience stores and national retail outlets such as Lloyds Bank and Waitrose.

DESCRIPTION

The Ground Floor retail space is mainly open plan with a staff office, storeroom, kitchenette and WC to the rear. There is a small basement as well included with the retail space which will be reinstated on expiry of the existing lease. This unit falls within the Class E user class.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Total	1,420	132

TERMS

New Lease terms to be agreed.

RENT

£29,000 pax

RATES

Rateable Value: £31,500

Rates Payable (23/24): £15,718.50

EPC

D-92

LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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