

E (Commercial, Business and Service), Office, Retail

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



25 Old Woking Road

West Byfleet, KT14 6LG

Prominently located

2,741 sq ft

(254.65 sq m)

- Retail/Office use
- Self Contained
- New lease

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	2,741 sq ft
Rent	Subject to Contract & exclusive of VAT
Rates Payable	£20,209.50 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£40,500
Service Charge	N/A
EPC Rating	D (84)

Description

The premises comprise a former banking hall providing a mix of retail and ancillary accommodation.

Location

West Byfleet is an affluent Surrey community town strategically located to the west of the M25 between Junction's 10 and 11 and the nearby A3 provides excellent links to the national motorway network and beyond.

The premises occupy a prominent position at the junction of Old Woking Road (A245) and Pyrford Road approximately 300m from West Byfleet Station.

Surrounding occupiers include a number of convenience retailers and local restaurants together with a Waitrose supermarket.

Terms

The premises are available by way of a new lease direct from the landlord.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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