

**GROUND FLOOR RETAIL UNIT**

**A1 / A2 USE**

**TO LET**



**01483 450115**

**www.owenshipp.co.uk**



**43-44 STATION APPROACH, WEST BYFLEET, KT14 6NE**

Adjacent to West Byfleet railway station

82.73 sq m (891 sq ft)

Net Frontage 14.76 m (48 ft)

Suitable for A1(Retail) or A2(Financial & Professional services)

Air-conditioned



Owen Shipp Chartered Surveyors  
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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**44 STATION APPROACH, WEST BYFLEET, KT14 6NE**

**Location**

The premises are located in a busy location adjacent to West Byfleet railway station with direct service to London Waterloo. Nearby national retailers include Boots, Waitrose and Corals.

**Description**

The premises comprise a lock-up retail unit with air conditioning, suspended ceiling and recessed low energy lighting and Cat II lighting.

**Accommodation**

The accommodation is approximately as follows:

Net frontage	14.76 m	48 ft
Retail area 1	59.47 sq m	640 sq ft
Retail area 2	18.12 sq m	195 sq ft
Kitchen	3.12 sq m	34 sq ft
Store room	2.02 sq m	22 sq ft
WC		
<b>Total</b>	<b>82.73 sq m</b>	<b>891 sq ft</b>

**Rent**

On application.

**Lease**

The premises will be offered by way of assignment or underlease by negotiation.

**Rates**

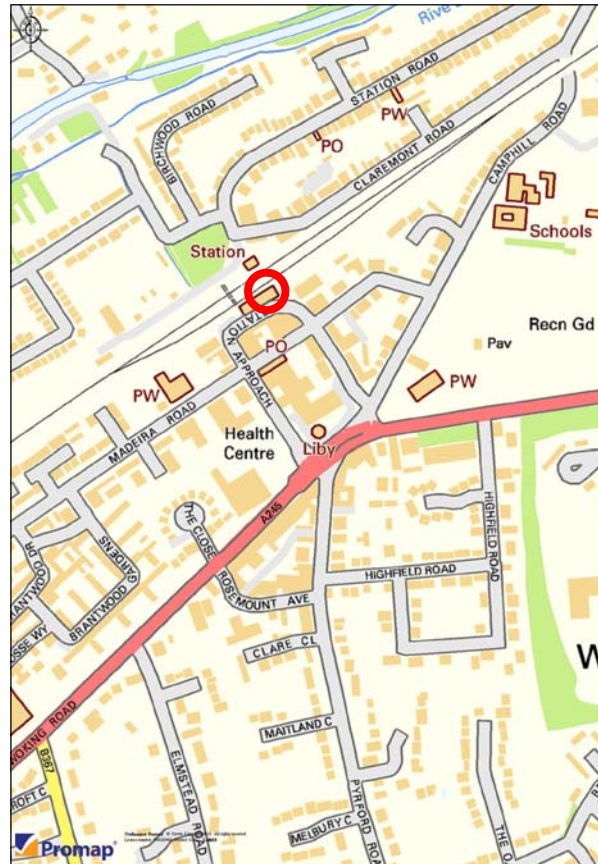
Rateable value: £18,250  
Rates payable: £7,706.28 (2010/2011)

**Legal Costs**

The ingoing tenant to bear our client's legal costs incurred in the transaction.

**Energy Performance Certificate**

Please refer to agent for details.



**Viewing**

Strictly by appointment with the sole agents:



*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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