



21, Flat High Road, Byfleet, KT14 7QH

Offers Over £375,000

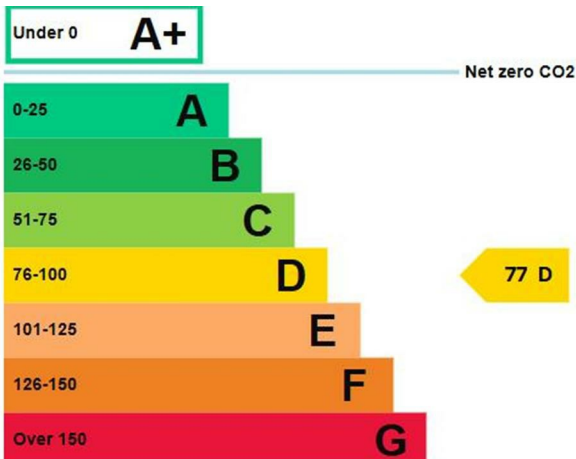
- Ground floor shop and 2 bedroom flat
- Vacant possession

# 21, Flat High Road, Byfleet KT14 7QH

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.



Council Tax Band: Exempt



## Freehold – Vacant Shop & Upper Part/Flat

### On behalf of Trustees

#### 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

### FREEHOLD offered with VACANT POSSESSION

#### Note 1

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

#### Note 2

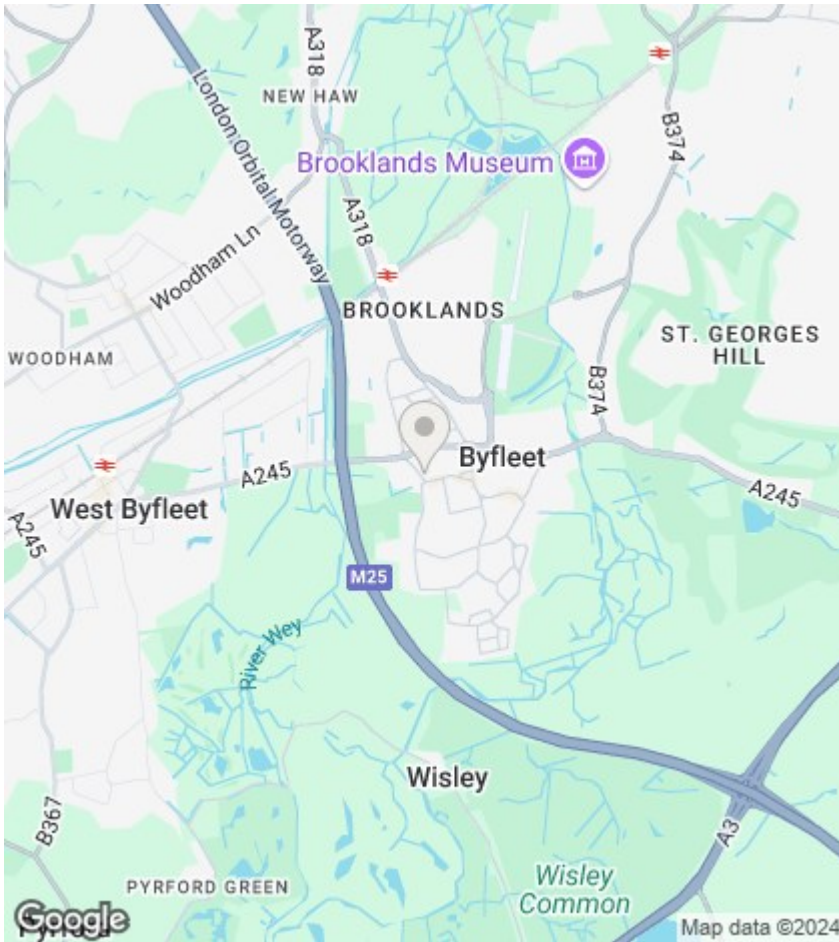
A separate front entrance to the flat can be created similar to other properties in the parade and there is potential to add additional accommodation in the roof space, subject to obtaining the necessary consents.

#### 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](https://www.zoopla.co.uk)).

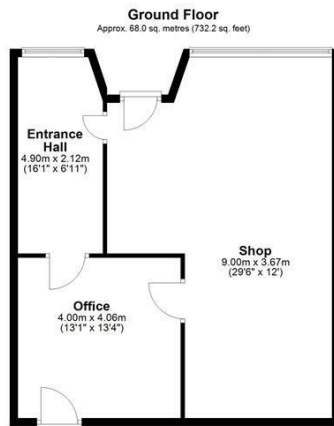


## Directions

## Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:



Total area: approx. 128.5 sq. metres (1383.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee. Plan produced using PlanUp.