



# TO LET

## LOCK-UP SHOP

590 SQ FT (55 SQ M)



**4B VANNERS PARADE  
HIGH ROAD  
BYFLEET  
KT14 7RA**

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## **LOCATION**

The property is situated 2 minutes away from the A245 and 10 minutes away from the A3 By-pass to either London or the South. Byfleet and Newhaw mainline railway station is 5 minutes away.

## **DESCRIPTION**

The premises are lock-up only. There are three glazed windows on the corner of the parade with storage areas, W.c and kitchenette to the rear.

Parking nearby /outside.

## **ACCOMMODATION**

Main shop area 514 sq ft

Rear storage area 76 sq ft

## **TENURE**

There will be a short term tenancy on this property of up to 12 months; the landlord may exercise a break at 9 months. Should a notice for break at this period, the landlord will refund 25% of the rent already paid.

## **TERMS**

Reduced to £6,000 + VAT per annum exclusive of rates.

## **SERVICE CHARGES**

N/A

## **LEGAL COSTS**

Each party to be responsible for their own legal costs and expenses in this transaction.

## **RATES**

The property has a rateable value for 2008/9 of £9,200, at 46.2p in the £ Payable rates of £4,250.40 for the period.

## **VIEWING**

Strictly via. appointment with sole agents: **BAKER COMMERCIAL**