

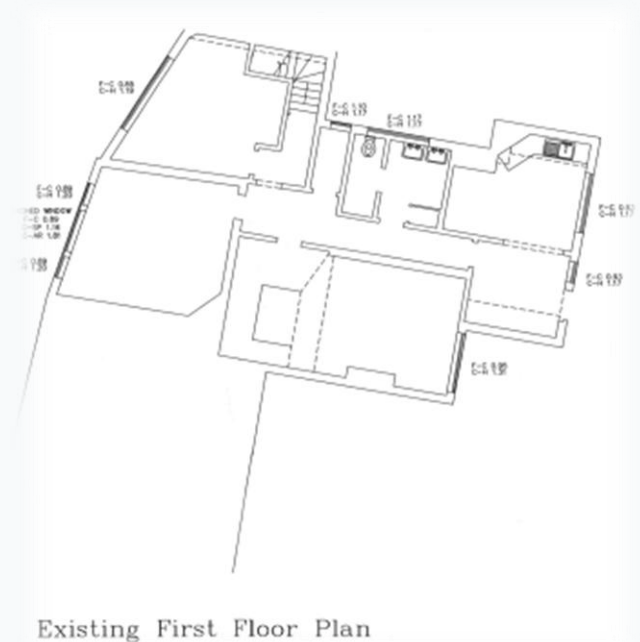
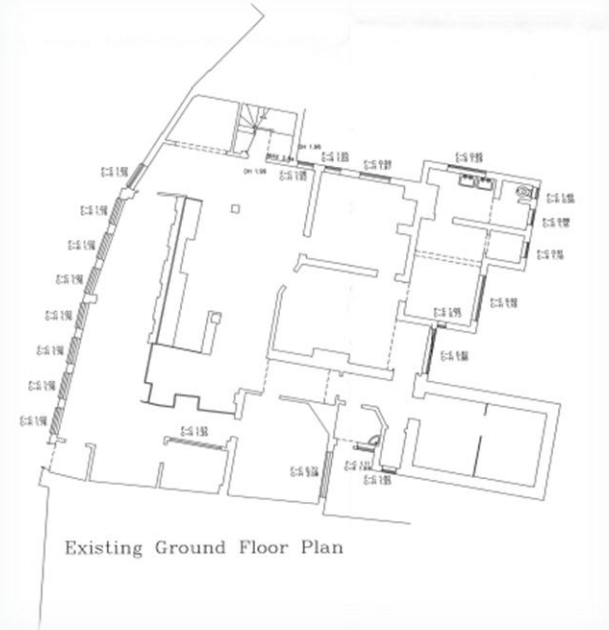
23 Old Woking Road
West Byfleet
KT14 6LN

FOR SALE FREEHOLD
REDEVELOPMENT SITE (STP)
3,199 sq ft (297.19 sq m)*

MAY CONSIDER RENTING
SUBJECT TO TERMS AND
COVENANT

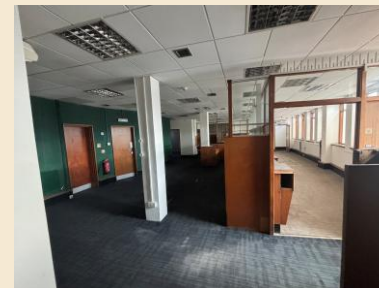
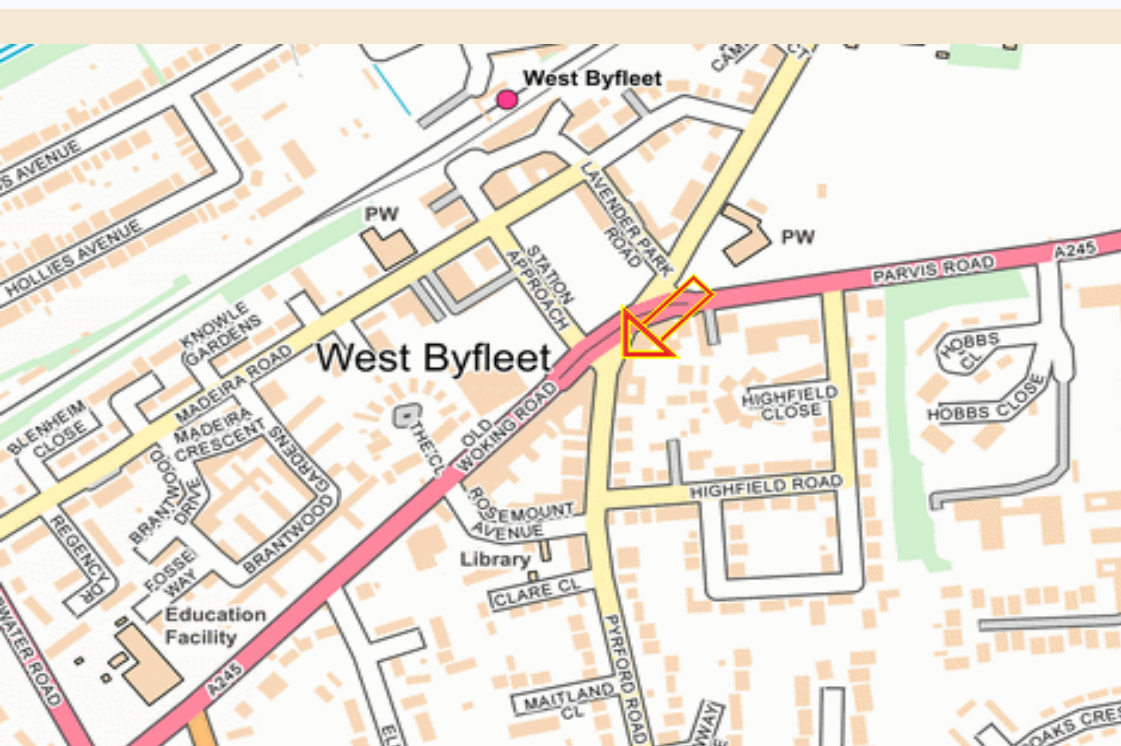
SUMMARY

- REDEVELOPMENT POTENTIAL STP
- OUTSIDE ARTICLE 4 DIRECTION
- OFF STREET PARKING
- CORNER PLOT
- CLOSE TO TRAIN STATION AND LOCAL AMENITIES



LOCATION

23 Old Woking Road is situated in the heart of West Byfleet, Surrey, occupying a highly convenient position on Old Woking Road. It is just a short walk from West Byfleet train station, which provides direct links into London Waterloo. A variety of local amenities are right on the doorstep, including a Waitrose supermarket, independent shops, and popular local restaurants.



DESCRIPTION

The property comprises a two storey commercial premises with parking to the rear. This site was previously occupied by Lloyds Bank and now has potential to be redeveloped (STP) in order to provide a mixture of commercial and residential space. The site falls outside of any Article 4 Direction therefore Permitted Development may apply.

A letting would be considered at the right terms.

TENURE

Freehold with full vacant possession

VAT

VAT is not payable on the purchase price.

ACCOMMODATION (NIA)

	Sq Ft	Sq M
Ground Floor	2,209	205.20
First Floor*	990	91.97
Total	3,199	297.19

*The first floor has a void area to the right-hand side which cannot be accessed so is not included in the stated floor areas, this area is approximately an additional 650 sq ft.

BUSINESS RATES

The property appears on the Valuation Office website as Bank and Premises having a Rateable Value of £42,750.

EPC

Rating: C73

Valid to 4th December 2026

Certificate available upon request



Anti-money laundering regulation: it is now standard procedure to undertake personal and company AML checks. Please note this is taken up for both the vendor and purchaser and any other entity that has a relationship with the property.

GUIDE PRICE

Offers in excess of £750,000 (STC)

CONTACT US

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