



## West Byfleet

57 Old Woking Road  
Surrey  
KT14 6LF

- **Freehold Shop and Residential Investment**
- To be let to Vision Express (UK) Limited on a new 10 year lease (no breaks)
- Includes self-contained two bedroom maisonette
- Opposite Waitrose supermarket and close to Rail Station
- Rent Review 2023
- No VAT applicable
- Current Rent Reserved  
**£17,500 pa**

On the Instructions of  
Vision Express

VisionExpress Opticians

**Tenure**  
Freehold.

### Location

West Byfleet is an attractive village located between Byfleet and Woking in a prosperous area of Surrey. The town is situated immediately adjacent to the M25 motorway and benefits from regular rail services to London (Waterloo). The property is located in a conservation area on the south side of Old Woking Road, some 350 metres from West Byfleet Rail Station and opposite a Waitrose supermarket. Other occupiers close by include Subway, Barclays and Lloyds banks, Lodge Brothers Undertakers and an Esso petrol filling station, amongst other independent retailers.

### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with basement ancillary accommodation. The self-contained upper floors provide a two bedroom flat accessed from the rear. The property also benefits from a yard to the rear with parking and vehicular access via Rosemount Avenue.

The property provides the following accommodation and dimensions:

Gross Frontage	4.40 m	(14' 5")
Net Frontage	3.95 m	(12' 11")
Shop Depth	4.80 m	(15' 9")

Built Depth	15.55 m	(51' 0")
Basement	11.50 sq m	(124 sq ft)
First & Second Floor Maisonette –		
3 Rooms, Kitchen, Bathroom	68.95 sq m	(742 sq ft)

### Tenancy

The entire property is to be let to VISION EXPRESS (UK) LIMITED for a term of 10 years from completion at a current rent of £17,500 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants. The maisonette is sublet on an Assured Shorthold Tenancy at £9,000 per annum.

### Tenant Information

No. of Branches: 550+.

Website Address: [www.visionexpress.com](http://www.visionexpress.com)

For the year ended 31st December 2016, Vision Express (UK) Limited reported a turnover of £255.734m, a pre-tax profit of £17.9m, shareholders' funds of £63.160m and a net worth of £47.269m. (Source: Experian 23.08.2018.)

### VAT

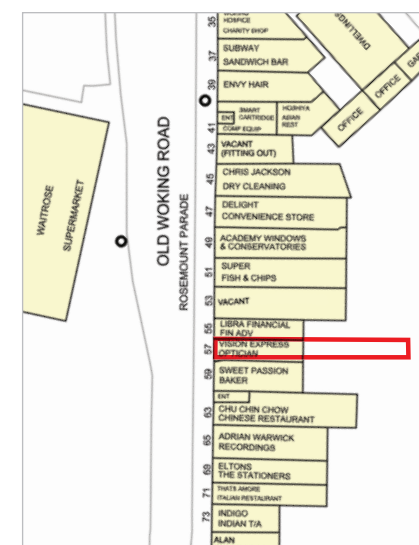
VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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