



84 High Road, Byfleet, West Byfleet, KT14 7QW

Asking Price £425,000

- Freehold in High Road location
- Prime location
- Vacant possession
- Available fully furnished and fitted
- Opportunity to start trading immediately
- Spacious one bedroom flat available upstairs for sale please see website for details

84 High Road, West Byfleet KT14 7QW

Welcome to High Road, Byfleet, where an exciting opportunity awaits you! This popular café is now up for sale, boasting a prime location that is sure to attract both locals and passersby. Recently refurbished to a high standard, this café exudes charm and character, making it a delightful spot for customers to relax and enjoy a cup of tea or a delicious meal.

Option to purchase fully furnished with industrial appliances under separate negotiations.

The property offers endless possibilities with its A3 classification, allowing you to explore various culinary ventures and create a unique dining experience for your patrons. Additionally, the option to purchase the one double bedroom flat upstairs through separate negotiation provides added convenience for those looking to reside close to their business or generate rental income.

Whether you are an aspiring entrepreneur looking to venture into the bustling café scene or an established business owner seeking a new location to expand your enterprise, this property is a fantastic opportunity not to be missed. Don't let this chance slip away - seize the moment and turn your dreams of owning a thriving café into reality at the High Road, Byfleet!



Council Tax Band: Exempt



Seating area

Bi folding doors leading to a large seating area that can accommodate approx 36 covers in one sitting. Tiled floor, down lights on dimmers, wall lights to creating a relaxing atmosphere. Two LG smart inverters, under stairs cupboard housing the electric and gas meter, built in audio system with speakers, smoke alarms and built in shelves. White quartz counter dividing the seating area and service area.

Service area

Spacious service area with low level cupboards, stainless steel sink, sky light, alarm panel ample electrical sockets and shelving unit. Space for under counter fridge, separate freezer, glass washer, wine fridge and two commercial display cabinets. Tiled floor, down lights and double doors leading to the kitchen.

Kitchen

Floor to ceiling tiles, stainless steel double sink and drainer, sky light, industrial extractor fan. Space for floor to ceiling fridge and separate freezer, dishwasher, four burner gas cooker, double fryer and hot plate.

Toilets

Accessed via a corridor with a sky light leading to two separate toilets (one disabled/baby changing) both with low level toilet, hand basin, floor to ceiling tiles, down lights and tiled floor.

Outside

Large enclosed courtyard with gate, outside taps, storage shed and exterior light.

Appliances and furnishings

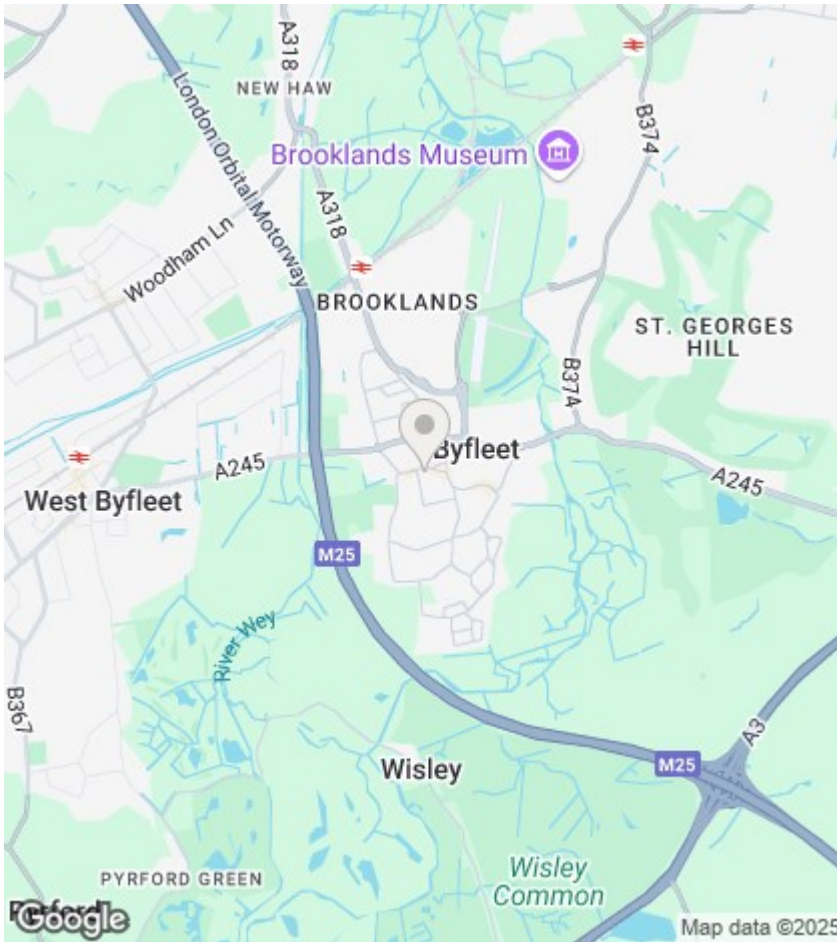
All appliances and furnishings available for separate negotiation including tables, chairs, industrial appliances, coffee machines, scales etc

One bedroom flat

Freehold one bedroom flat also available for sale directly above the shop. Own entrance and spacious layout. Please see listing on Wingate and Withers website.







Directions

Busy High Road location in Byfleet Village close to Weybridge and West Byfleet.

Viewings

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

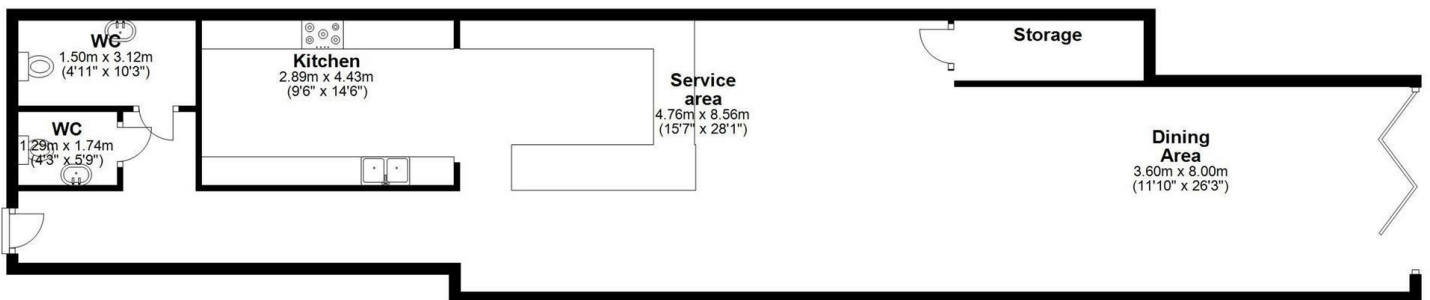
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 106.9 sq. metres (1150.6 sq. feet)



Total area: approx. 106.9 sq. metres (1150.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or 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 a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. Plan produced using PlanUp.