



**Groveley Road, Sunbury-On-Thames, TW16 7JZ**  
**Guide Price £675,000**

**DBK**  
ESTATE AGENTS





This fantastic freehold mixed-use commercial property offers a rare investment opportunity, combining a steady rental income and prime location. Currently generating an impressive combined annual rental income of £45,900, this property is an ideal choice for investors seeking long-term returns.

The ground floor houses a well-established commercial restaurant with ample seating, secured on a lease, ensuring a reliable income stream. The first floor features a well-presented, split-level apartment, currently let on a fixed-term Assured Shorthold Tenancy (AST). Both the commercial and residential spaces are maintained to a high standard, reflecting their appeal to tenants.

Additional conveniences include rear access and a small yard, providing practical functionality, while on-street parking adds ease of access for both tenants and visitors.

Sunbury-on-Thames is a charming riverside town in Surrey, combining the tranquility of suburban living with excellent connectivity to London and surrounding areas. Nestled along the banks of the River Thames, it boasts picturesque scenery, beautiful parks and a thriving community atmosphere. Sunbury is renowned for its historic landmarks, including Sunbury Park and Walled Garden, as well as its vibrant local amenities, such as shops, cafes and pubs. With excellent schools, convenient transport links via the A316 and nearby train stations and a perfect blend of urban and rural appeal, Sunbury-on-Thames is a highly desirable location for families, professionals, and retirees alike.



## Key Features

- **FREEHOLD MIXED USE COMMERCIAL**
- **Combined Annual Rental Income £45,900 PA**
- **Ground Floor Commercial Restaurant with Seating Given on Lease**
- **First Floor Split Level Apartment with Fixed Term AST**
  - **Well Presented Throughout**
  - **Rear Access + Small Yard**
    - **On Street Parking**
  - **Commercial Rent - £19,500**

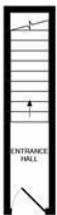


GROUND FLOOR  
1223 sq ft (113.7 sq m) approx.

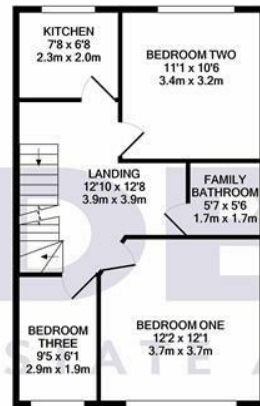


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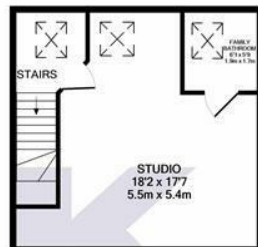
TOTAL FLOOR AREA: 1223 sq ft (113.7 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix (2020)



GROUND FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(38.9 SQ.M.)



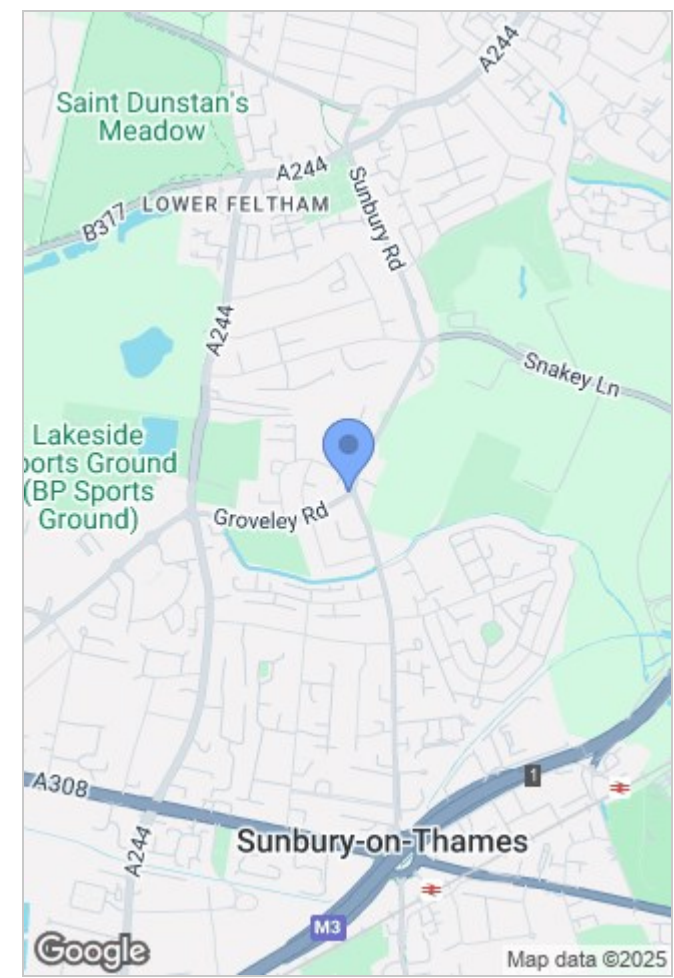
1ST FLOOR  
APPROX. FLOOR  
AREA 524 SQ.FT.  
(48.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.6 SQ.M.)

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TOTAL APPROX. FLOOR AREA 892 SQ.FT. (82.9 SQ.M.)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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