

# FOR SALE

MIXED USE  
FREEHOLD WITH  
DEVELOPMENT  
POTENTIAL



whozoo.

RUNNYMEDE

📍 5 The Broadway, New Haw, Surrey KT15 3ES

Price **£525,000**



Property Type

**MIXED USE**



Size

**1,428 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**RUNNYMEDE**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



NO

### Local Train Stations



West Byfleet (0.6 miles)  
Byfleet & New Haw (1 mile)  
Addlestone (1.9 miles)

### Local Amenities



Woodham Lodge Park (0.5 Miles)  
Grover's Farm (1.1 Miles)  
TopGolf Surrey (1.5 Miles)

### VAT Applicable



NO

### Rateable Value

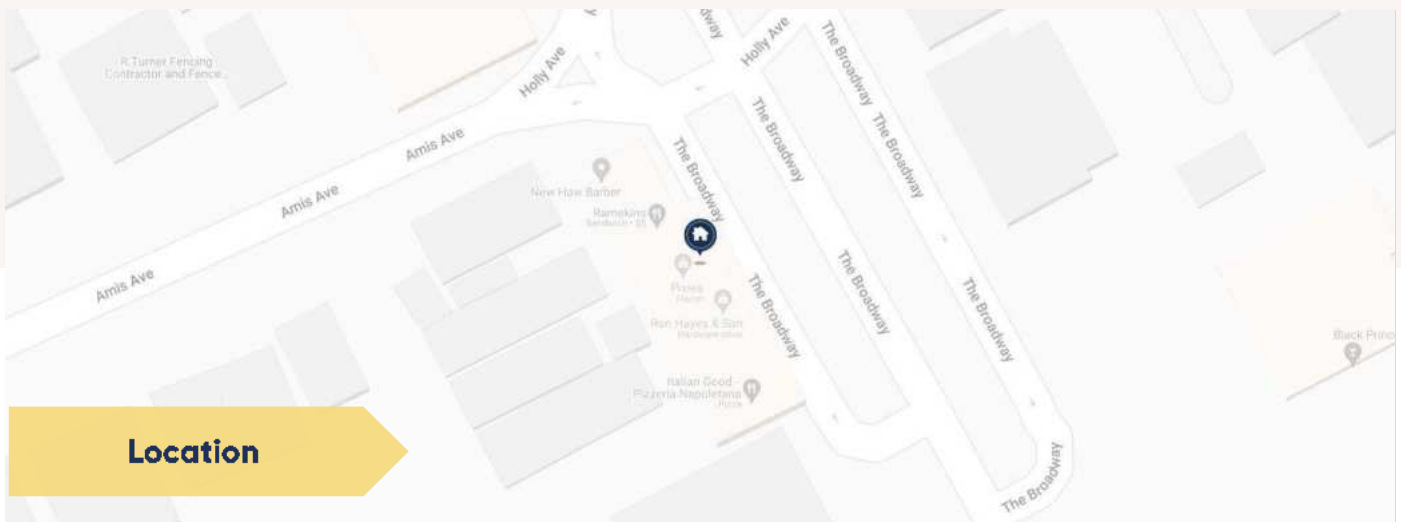


7,200

### EPC



TBC



### Location



### Additional Information

728 sqft ground floor retail space fronting onto very popular local shopping parade.

700 sqft first floor 2 bedroom residential flat above, accessed separately from the rear with it's own designated 180sqft outside space.

Approx 1,100 sqft rear yard accommodating 2 x 400sq ft storage units, one with garage opening onto back lane.

Sold with vacant possession, the current potential combined rental income is estimated at £38,000 - £40,000

Offers the potential to extend retail space to the rear significantly, enlarging the ground-floor unit to approx 1700 sq ft STP, an option already developed successfully either side of this property.

Offers potential to develop large unused loft space to convert flat to 4 bedrooms STP, an option already utilised on the same parade.

VAT is NOT applicable to this property





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Commercial Property, Expertly Done



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