



All enquiries Ref: James Paterson



- Freehold mixed-use premises (commercial and residential)
- Planning permission granted for the erection of three terrace houses
- Investment

Location:

The property is situated on the corner of Sanway Close and Sanway Road within the sought-after Surrey village of Byfleet. Public transport links include West Byfleet Railway Station, providing regular services to London Waterloo, together with a network of local bus services serving the surrounding area. Road links include the M25 (Junction 10) and the A3, providing access to Central London, Heathrow and the national motorway network. Shopping amenities can be found locally within Byfleet Village Centre, with a more extensive range of shops, bars and restaurants available in West Byfleet, Weybridge and Woking. Recreational pursuits can be found locally at the open spaces of Byfleet Recreation Ground, Brooklands Community Park and Wisley Common.

Description:

A freehold mixed-use investment comprising commercial premises with ancillary residential accommodation, benefiting from planning permission for the erection of three terraced houses.

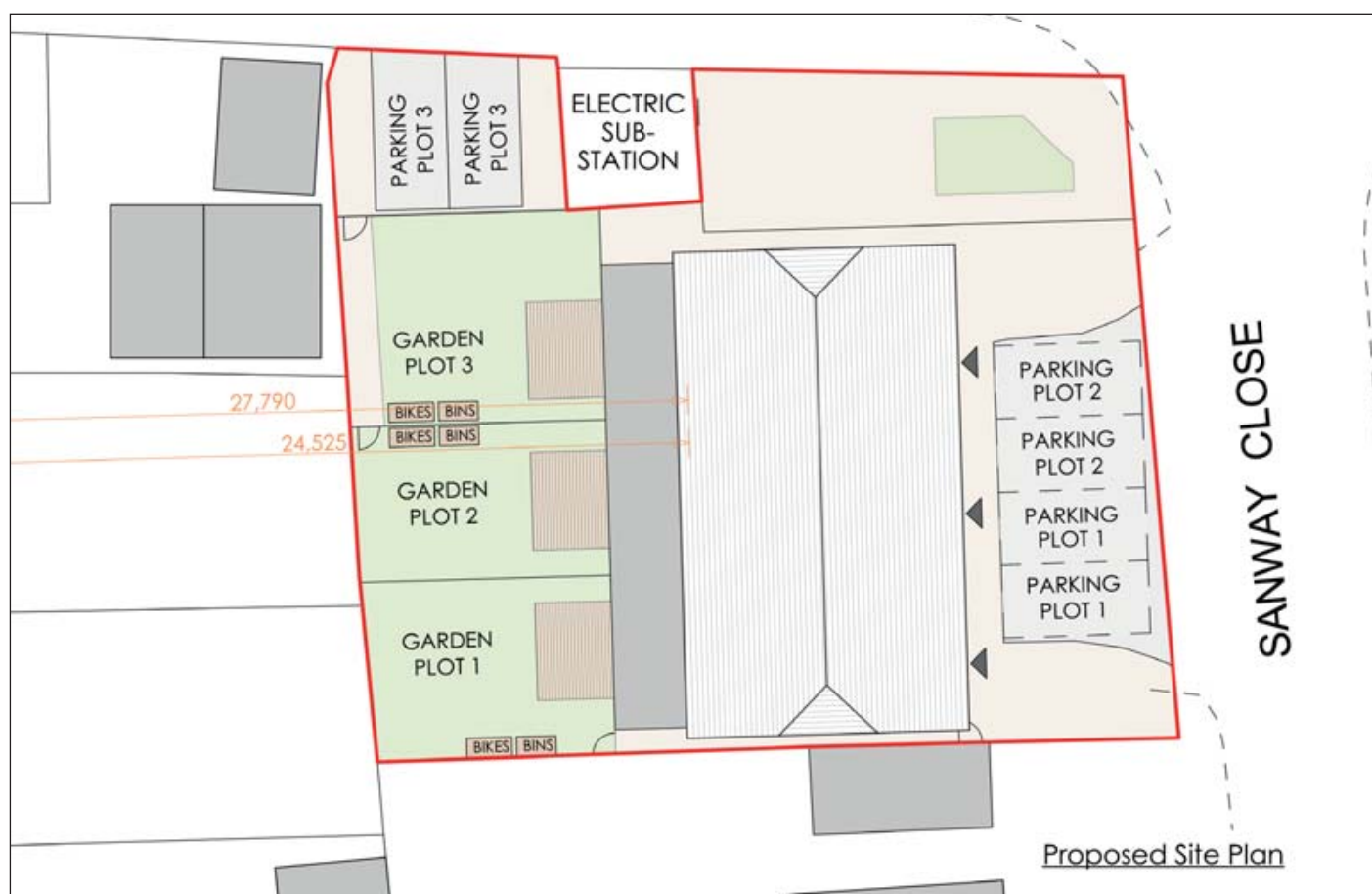
Existing Accommodation:

The property comprises a ground floor retail shop with ancillary store accommodation together with a self-contained residential flat, providing three bedrooms, a kitchen/dining room, bathroom/WC, hallway and storage cupboards.

Existing Gross Internal Area GIA (Source: Planning plans):

Approximately 159.67 sq m (1,719 sq ft), Store extending to approximately 21.33 sq m (230 sq ft), Providing a total approximate internal area of 180.99 sq m (1,949 sq ft)

EPC rating: TBC



Tenancy:

The property is let on a full repairing and insuring (FRI) lease dated 9th October 2017 for a term of 15 years from 29th September 2014, expiring on 28th September 2029, at a current rent of £19,995.96 per annum, payable quarterly in advance (although it was being paid monthly - £1666.33). The lease provides for rent reviews on 29th September 2019 and 29th September 2024 which are outstanding. We understand that the tenant is currently in rent arrears of approximately £24,678.99. Prospective purchasers should refer to the legal documentation for full lease details and tenant information.

Rent reserved:

£19,995.96 per annum

Planning:

Planning permission was granted by Woking Borough Council on 10th July 2026 under planning application reference PLAN/2025/060 for the erection of 3 dwellings (Use Class C3), together with associated car parking, cycle and refuse storage and landscaping, following the demolition of the existing retail unit and residential dwelling at 2 Sanway Close, Byfleet, West Byfleet, Surrey KT14 7SP in accordance with the terms of the application, Ref PLAN/2025/0601, subject to the conditions.

Proposed accommodation (for each house)

First floor: Two bedrooms, bathroom/WC, landing

Ground floor: Open plan reception room/dining/kitchen, study, cloakroom/WC, entrance hall

Outside: Rear garden and two parking spaces each

Potential:

Following publication of the revised National Planning Policy Framework on 17th August 2026, there is now potential to seek an additional storey to the approved scheme, subject to obtaining all necessary planning permissions and consents. Interested parties must rely on their own investigations and make enquiries with the local planning authority regarding any further development potential.

