



Camouflage

29 Station Approach, West Byfleet, Surrey, KT14 6NF

- Located in affluent Surrey commuter town
- Prime position opposite station entrance
- 857 sq ft Lock-up A4 unit
- Open plan trade space for up to 60 patrons
- Well-established evening trade
- Held on attractive free-of-tie lease

Leasehold | £32,000



LOCATION

Camouflage is located in the affluent Surrey commuter village of West Byfleet. Forming part of the contiguous development centred on London and its 'stockbroker belt' just outside the M25 motorway, the village is 18 miles from London Heathrow and equidistant between the business parks of Woking and Brooklands. West Byfleet boasts all major amenities and is home to a number of national retailers.

The village lies a stones' throw from the M25 at junctions 10 and 11, and sits just north of the major A3 trunk road connecting the area to the south coast at Portsmouth. West Byfleet is an excellent transport hub with convenient commuter train services with the South Western Main Line providing typically 4 trains per hour to London Waterloo and Clapham Junction and other destinations in various directions to the south-west including Woking, Guildford and Portsmouth. The area benefits from good local bus services, as well as being within 20 minutes of Heathrow Airport and 40 minutes of Gatwick Airport.

Camouflage occupies a ground floor A4 lock-up unit on Station Approach, opposite the station entrance. The unit measures approximately 857 sq ft, and has been fitted to a high standard throughout at great cost.

TRADE AREAS

Entrance from Station Approach directly into BAR area. This glass fronted trade space is well presented with tiled flooring, panelled walls, LED lighting, air conditioning and a feature chandelier. The trade space is currently configured to provide comfortable seating for 24, with room for up to 60 standing.

The bar is serviced by a wood built bar servery with EPOS till system, two double drinks fridges and two single drinks fridges.

To the rear of the servery is a WAITER AREA housing a class washer and fridges. It is our understanding that this has historically been used as a small kitchen, which could be reintroduced as the extractor ducting is still in place.

To leading to the rear of the bar are two FEMALE WCS and a MALE WC.

Ground floor CELLAR to the rear of the property.

EXTERNAL

Rear shared service area.

THE BUSINESS

Our clients have owned an operated Camouflage for the past 4 years and following a complete refit of the premises, have created a popular wine and cocktail lounge, popular with local residents and commuters. The business is well-known for its ability to cater for private parties and functions (averaging 4 bookings a month), as well as regular live music. More recently the business has also been operating as "Brunch", a pop-up café serving food, light lunches and breakfast for takeaway.

Trade profit and loss accounts for the year ending March 2020 show a net turnover of £91,078 off limited opening hours and 100% wet sales. Further accounting detail can be made available to serious parties following a formal viewing.

The business currently opens Wednesday to Saturday evenings only, offering great scope for a new owner to increase hours and turnover.

TENURE & PRICE

LEASEHOLD £32,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The premises is held on a fully repairing and insuring lease agreement from a private Landlord, for a term of 15 years commencing December 2016. This fully assignable lease falls within the security provisions of the Landlord & Tenant Act 1954. Break clause 5th anniversary of the lease. Rent currently stands at £24,000 per annum, subject to 3 yearly rent reviews. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full premises licence is held permitting the sale of alcohol by retail:

Monday to Wednesday 11:00-23:00

Thursday to Saturday 11:00-00:00

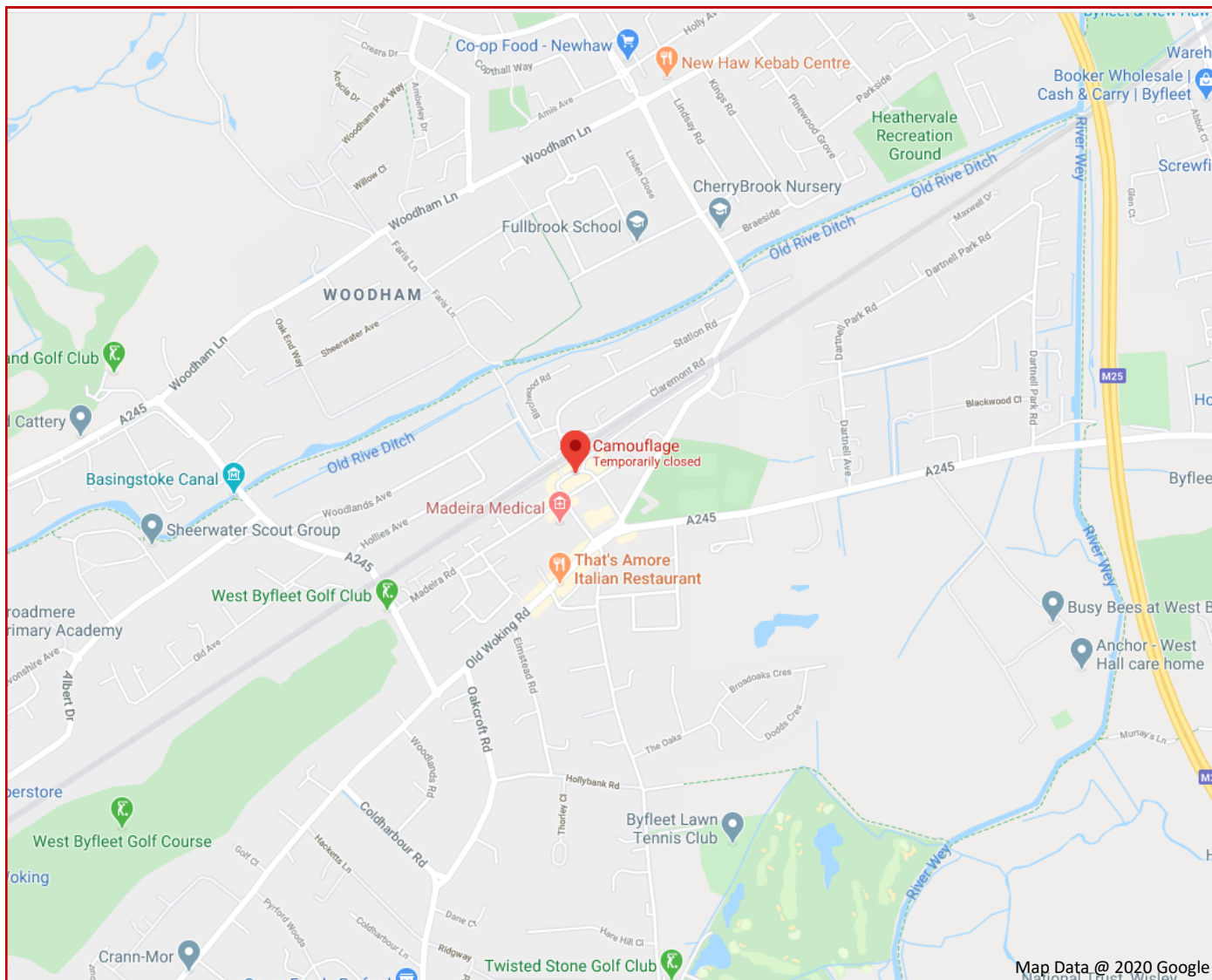
Sunday 11:00-00:00

SERVICES

All mains services are connected.

Rateable Value £17,250.





More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

93

This is how energy efficient the building is.

BUSINESS MORTGAGES – 01834 849795

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Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	102
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	236.81
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

33	If newly built
96	If typical of the existing stock

EPC Reference: 0094-2656-6730-6000-6603

Tel: 01892 725900

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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