franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526



Price/premium £625,000 **Size** 2,551 Square feet **Ref** #3367

Address

Address: 1-4 Victory Park Mews, Victory Park Road

Postcode: KT15 2FH

Town: Addlestone

Area: Surrey

Location

Located just off Victory Park Road, the property sits within a few minutes' walk of Addlestone railway station and is close to a wide range of local amenities including Tesco, Fireaway Pizza, Nando's and a variety of independent operators. The setting provides a quiet yet highly convenient position with straightforward access to the M25 motorway.

Description

Guide price £625,000

Quietly positioned just off Victory Park Road, a short walk from the station and surrounding amenities, this four-unit live/work building represents an attractive opportunity for investors, developers and owner-occupiers alike.

The accommodation is currently arranged as office-style live/work space, however the layout readily lends itself to alternative configurations. Subject to the necessary planning consents, the property offers strong potential for conversion into self-contained one-bedroom residential dwellings, with one unit having set up to allow for two bedrooms or for a comprehensive re-design to suit a purchaser's own scheme. Each unit is arranged over two levels and benefits from staircase access, with one staircase presently removed by the owner. The first-floor rooms are interconnected by way of doors but could be boarded to create fully independent accommodation.

Unit 4 additionally benefits from an adjoining store area which may provide further development potential, either as ancillary space or, subject to planning approval, a possible additional unit or extension at upper level.

For purchasers wishing to retain a commercial use, the building is already configured to create a working environment and is fitted with 10GB ethernet cabling servicing all four units, making it particularly suitable for office, studio or creative workspace occupation.

Located within immediate reach of cafés, supermarkets, offering excellent rail connectivity, the property presents clear scope for enhancement and added value through planning, subject to the appropriate consents.

EPC rating C.

Early viewings recommended.

General Information

Tenure:	Freehold
Price/premium:	£625,000
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a rateable value of £19,750 from April 2026, payable at the prevailing rate.

Features

- 'E' Use class
- High speed internet connection
- Must be seen
- Development potential
- Close to many multiples
- Close to railway station
- Parking close by

Property Map



Important notice

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