franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526

Rent £17,500 Per annum **Size** 652 Square feet **Ref** #3407

Address

Address: 6 Ongar Parade

Postcode: KT15 1JU

Town: Addlestone

Area: Surrey

Location

The property is situated within a well-established neighbourhood shopping parade in Row Town, conveniently positioned between Addlestone and West Byfleet/Woking, with excellent access to Junction 11 of the M25. The surrounding area is predominantly residential, providing a strong local customer base. West Byfleet mainline railway station is approximately 2.4 miles from the property, offering regular services to London Waterloo and the South West.

Description

An excellent opportunity to lease a Class E commercial unit situated within a well-established local parade. Benefiting from ample unrestricted parking immediately outside. The property offers excellent accessibility and convenience for both customers and staff.

Extending to approximately 652 sq ft, the premises were most recently occupied as a café and are ideally suited to a similar operation. However, the flexible Class E planning use also makes the unit suitable for a wide variety of alternative businesses, subject to any necessary consents.

The accommodation comprises an open-plan retail/trading area together with a W.C. facility already in situ.

There is the added benefit of two demised parking spaces and a rear refuse/storage area.

The property occupies a prominent position within a popular neighbourhood parade, alongside a range of established occupiers including a convenience store, hair salon, Indian restaurant and other independent retailers, generating regular local footfall and serving the surrounding residential community.

Early viewings recommended.

EPC Band - C

General Information

Tenure:	Leasehold
Rent:	£17,500 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a current rateable value (1 April 2026 to present) of £11,500, payable at the prevailing rate
Lease details:	New FRI lease for a term to be agreed

Features

- 'E' Use class
- Early viewing recommended
- Neighbourhood parade
- On street parking
- New lease available

Property Map

Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

EAVE
TATE AGENTS
6
HARRY'S
CAFÉ
Breakfast - Lunch
Sandwiches - Hot Meals
ZAAL

Food Allergy
Intolerance?

Fire Action

Biffa
GRUNDON