Retail

TO LET

CURCHOD&CO



244-256 Station Road

Addlestone, KT15 2PS

Ground floor retail premises to let

2,583 sq ft

(239.97 sq m)

- Class E Retail
- High street position close to Addlestone Railway Station
- Located in prominent position
- Local retailers include Tesco Extra, Greggs & Superdrug
- Associated parking

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Summary

Available Size	2,583 sq ft
Rent	£55,000 per annum
Business Rates	To be re-assessed
EPC Rating	A (24)

Description

The subject property comprises of a self-contained ground floor retail premises which is located within an a new build residential development.

Location

The property is located down Station Road in Addlestone, adjacent to the roundabout by Gardens Close, Hawker Drive and Station Road. The property is located approximately 0.1 miles away from Addlestone Train Station, 1.8 miles away from M25 and 1.2 miles away from Weybridge High Street.

Addlestone is a popular Surrey town located approximately 20 miles southwest of central London and lies approximately 1 mile from Junction 11 of the M25 motorway.

Woking, Chertsey and Weybridge are all within 1 mile of the town and Guildford lies approximately 10 miles to the south. Addlestone train station is only a 2-minute walk and provides a regular and fast service to Waterloo with an approximate journey time of 30 minutes.

Terms

Available by way of a sub-lease/assignment.

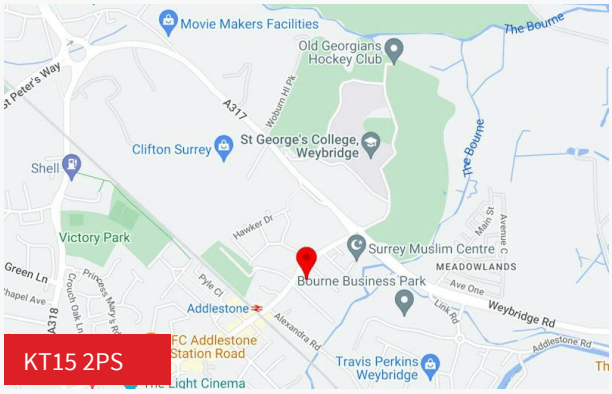
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Cost/VAT

Each party to be responsible for their own legal costs incurred in any transaction.

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.





Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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