E (Commercial / Business / Service)

TO LET

CURCHOD&CO

155 Station Road

Addlestone, KT15 2AT

Prominent Corner Ground Floor Retail / Class E Unit

482 sq ft

(44.78 sq m)

- Prominent corner position
- Moments from Addlestone Railway Station
- Extensive return frontage
- Kitchenette and WC
- Parking available nearby

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Summary

Available Size	482 sq ft
Rent	£18,500 per annum
Rates Payable	£5,539 per annum The property may qualify for a level of Small Business Rates relief.
Rateable Value	£14,500
Service Charge	Fully Repairing and Insuring
EPC Rating	C (56)

Description

The property comprises a ground floor commercial unit within an attractive parade of similar premises, arranged on a prominent corner plot with return frontage to Victory Park Road.

The accommodation provides open plan retail space at ground floor, together with a kitchenette and WC facilities.

The premises are suitable for a variety of uses within Class E. The landlord will not consider use as a convenience store or vape store.

Location

Addlestone is an established Surrey town situated approximately 20 miles south west of central London and approximately 1 mile from Junction 11 of the M25. The town benefits from a strong mix of independent and multiple retailers, with occupiers including Waitrose, Tesco, Greggs and Costa.

The property occupies a highly visible corner position at the junction of Station Road and Victory Park Road, a short walk from Addlestone Railway Station, which provides direct services to London Waterloo. The immediate parade comprises a range of local independent operators serving a dense surrounding residential catchment.

Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

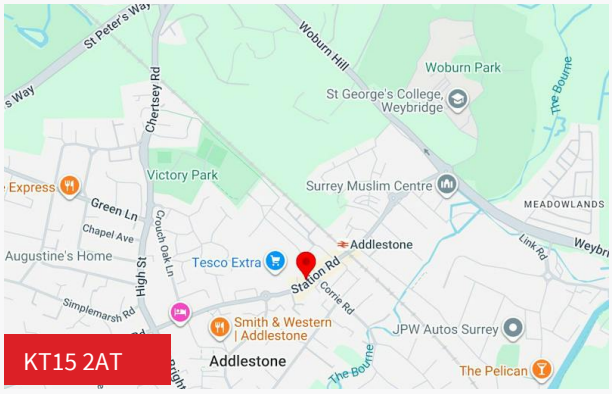
Legal Costs / VAT

Each party to bear their own legal costs incurred in the transaction.

The property is not elected for VAT.

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.



Viewing & Further Information

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