



**Rent** £45,000 Per annum

**Size** 2,094 Square feet

**Ref** #3347

## Address

**Address:** 156-158 Station Road

**Postcode:** KT15 2AD

**Town:** Addlestone

**Area:** Surrey

## Location

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. There is a good mix of independent and multiples including Waitrose, Tesco, Greggs, Costa and many others.

## Description

Please note that convenience store/ off license and Vape store uses will not be permitted.

The property comprises a large self-contained ground floor retail premises, falling under Class E use, and includes rear W.C. facilities.

Extending to approximately 2,096 sq. ft., the unit offers extensive space suitable for a wide variety of uses within the E use class, making it ideal for a range of businesses. The property also offers flexibility, as it can be divided into two smaller units, available at £21,500 per annum and £26,500 per annum respectively.

Situated in the busy and popular trading town of Addlestone, the premises enjoy a strong local footfall and excellent visibility.

Early viewings are highly recommended.

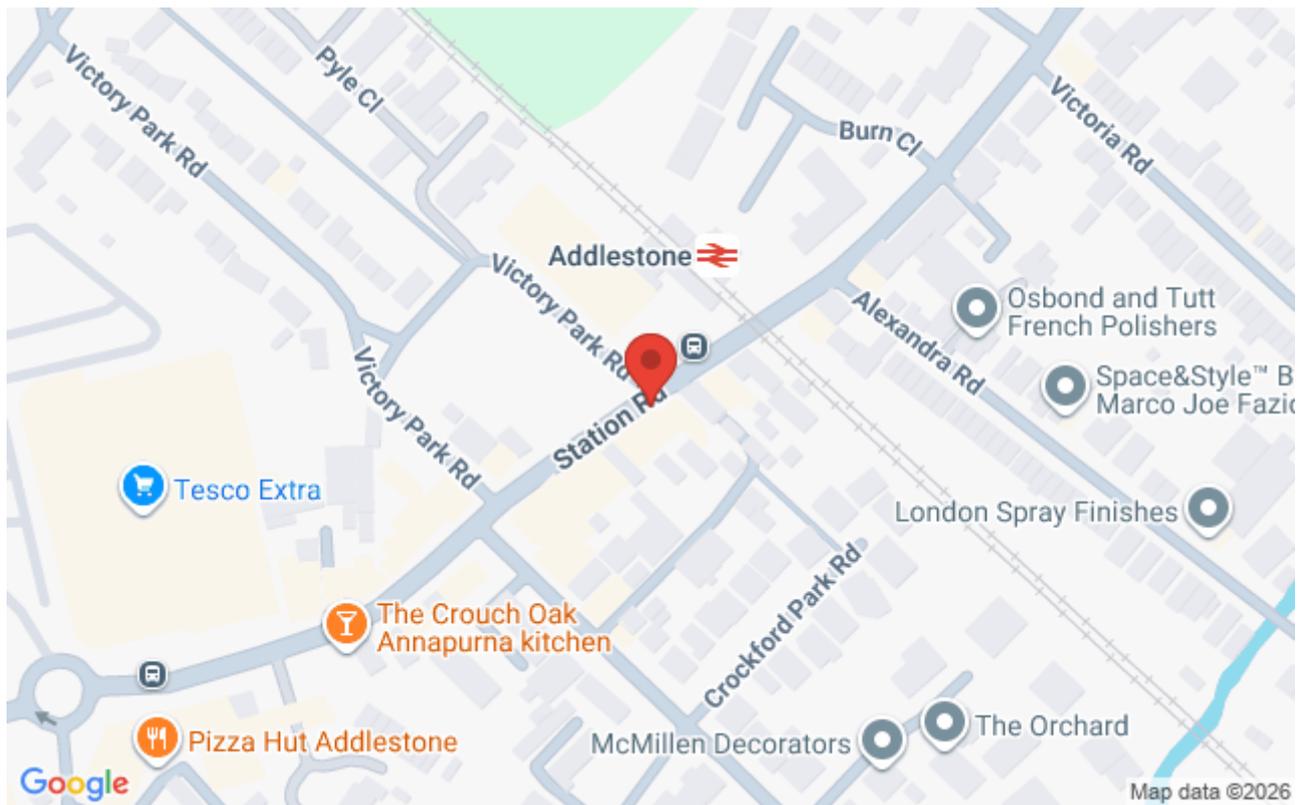
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£45,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	TBA.
<b>Lease details:</b>	New FRI lease for a term to be agreed

## Features

- ✓ Available immediately
- ✓ High footfall
- ✓ High street location
- ✓ On street parking
- ✓ Prime pitch

## 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.





