



**Rent** £19,750 Per annum

**Size** 986 Square feet

**Ref** #3354

## Address

**Address:** 156 Station Road

**Postcode:** KT15 2BD

**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.

Shop unit measuring approximately 986 sq ft to let in Addlestone town centre.

The unit would suit a variety of different uses under the E use class.

The adjacent unit is available for £26,500, alternatively both sides can be rented for £45,000 p.a

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£19,750 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

✓ High footfall      ✓ Parking close by      ✓ May suit other uses STC

## 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.