



**Rent** £21,500 Per annum

**Size** 482 Square feet

**Ref** #3400

## Address

**Address:** 155 Station Road

**Postcode:** KT15 2AT

**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

Available to let is this prominently positioned ground floor commercial unit located on the corner of Victory Park Road and Station Road. Occupying a highly visible corner plot, the property benefits from excellent exposure and convenient access to local amenities and transport links- located just moments from Addlestone Railway Station.

The accommodation extends to approximately 482 sq ft and includes a kitchenette and WC.

Suitable for a variety of different uses, subject to any necessary consents. **Please note that the premises are not suitable for convenience stores or vape stores.**

EPC Rating C.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£21,500 Per annum
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Close to railway station
- ✓ Parking close by
- ✓ 'E' Use class
- ✓ Close to many multiples
- ✓ Visually prominent
- ✓ Densely populated area

## 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.



