



Rent: £15,000 Per annum **Size:** 535 Square feet **Ref:** #3184 **Status:** New on!

Location

A very short walk from the Main Line Station. Addlestone One is also nearby, as are many coffee shops/cafe's and restaurants. There is a large Tesco in the town also.

Description

Vacant mid-terrace shop to let- £15,000 p.a.

Please note that our client will not consider mobile phone repair/ vape stores or convenience stores.

The unit offers a proposed gross floor area of circa 535 sq ft with the main shop area measuring circa 379 sq ft.

There is a room to the rear measuring approximately 100 sq ft. In addition there is a small kitchen and WC measuring 100 sq ft.

May suit a variety of uses subject to any necessary consents.

EPC Rating E.



Address

Address: 188 Station Road Postcode: KT15 2BD Town: Addlestone Area: Surrey

General information

Tenure:	Leasehold
Rent:	£15,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Lease details:	Existing lease with ten years remaining

Features

✓ 'E' Use class

✓ Close to station

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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.