



81 Station Road  
Addlestone, KT15 2AR

## Freehold sale opportunity

697 sq ft  
(64.75 sq m)

- Ground floor retail on popular retail parade with self contained flat
- Well positioned on Station Road, Addlestone's main retail thoroughfare
- Currently let to restaurant, 2 years unexpired
- Rental income £19,500 p.a.

## Summary

|                |                              |
|----------------|------------------------------|
| Available Size | 697 sq ft                    |
| Price          | Offers in excess of £350,000 |
| EPC Rating     | B (48)                       |

## Description

The property comprises a ground floor E-class premises, currently utilised as a grill/restaurant, complete with WC facilities. The upper parts comprise a self contained flat, comprising of 3-rooms, kitchen and bathroom, accessible via a staircase situated at the rear of the property. The property has one allocated parking space positioned at the rear of the premises along the vehicular access road.

Local occupiers include Tesco Extra, Nationwide, Costa, Wimpy, Anytime Fitness, KFC, Greggs, William Hill and a number of independent retailers.

## Location

Addlestone is a popular Surrey town located approximately 20-miles southwest of Central-London. Woking, Weybridge and Chertsey are all within 1-mile of the town, with Guildford approximately 10-miles to the south. Addlestone train station is within a 5 minute walk providing regular services to Waterloo, with Junction 11 of the M25 approximately 1-mile away.

## Terms

Sale of the freehold, with offers in excess of £350,000.

The premises are currently held by way of a full repairing and insuring lease, for a term of 20-years from 3rd February 2006, at a passing rent of £19,500 per annum exclusive.

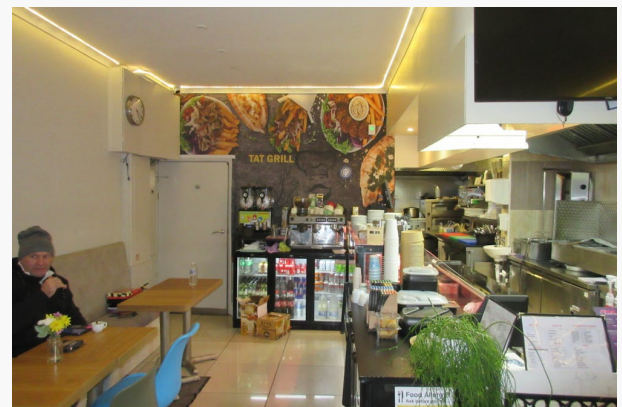
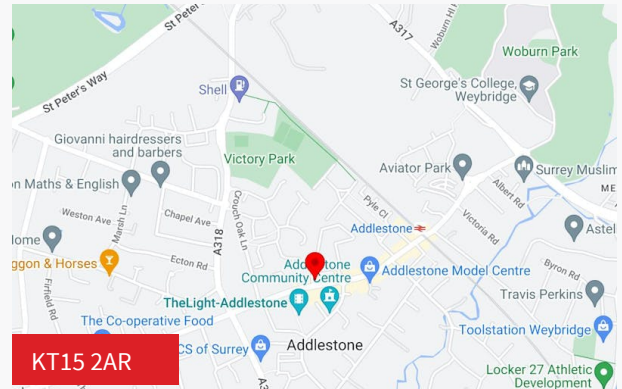
## Anti Money Laundering

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.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the sale.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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