



83 Station Road
Addlestone, KT15 2AR

Freehold Investment Opportunity

448 sq ft
(41.62 sq m)

- Ground floor retail unit within a popular retail parade with a self contained flat above
- Well positioned on Station Road, Addlestone's main retail thoroughfare
- Rental income of £20,500 per annum

Summary

Available Size	448 sq ft
Price	Offers in excess of £350,000
EPC Rating	C (70)

Description

The property comprises a mid-terrace ground floor E Class unit, currently trading as a dry cleaners. The upper parts consist of a self-contained flat, featuring two rooms, a kitchen, shower, and WC on the first floor, with an additional room on the second floor. Externally, the property benefits from a WC, store, and garage, along with off-street parking for one vehicle.

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

Location

Addlestone is a well-connected and popular Surrey town located approximately 20 miles south-west of Central London. It lies within close proximity to Woking, Weybridge, and Chertsey (all within one mile), with Guildford approximately 10 miles to the south.

Addlestone railway station is within a five-minute walk, offering regular services to London Waterloo. Junction 11 of the M25 is located approximately one mile from the town, providing excellent road connectivity.

Terms

The premises are held by way of a full repairing and insuring lease for a term of 20 years from 25th December 2007 at a passing rent of £20,500 per annum exclusive.

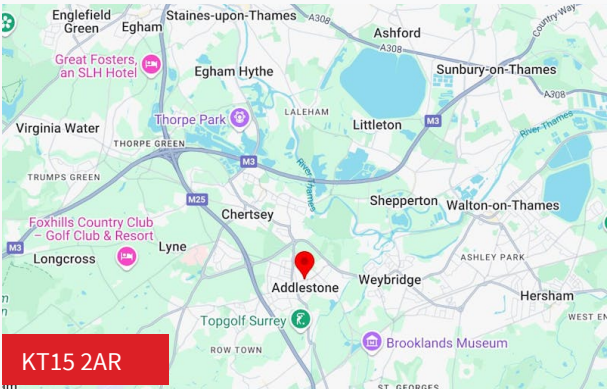
Anti Money Laundering

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 side 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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