



79 Station Road
Addlestone, KT15 2AR

Freehold Investment Opportunity

939 sq ft
(87.24 sq m)

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

Summary

| | |
|----------------|------------------------------|
| Available Size | 939 sq ft |
| Price | Offers in excess of £360,000 |
| EPC Rating | C (69) |

Description

The property comprises a mid-terrace ground floor E Class unit, currently occupied by KFC. The upper floors provide ancillary accommodation for the restaurant, along with a self-contained residential unit. The first floor includes a kitchen, shower room, and WC, with two additional rooms on the second floor.

Nearby occupiers include Tesco Extra, Nationwide, Costa, Wimpey, Anytime Fitness, Greggs, William Hill, and various 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 22nd December 2006 at a passing rent of £20,500 per annum exclusive.

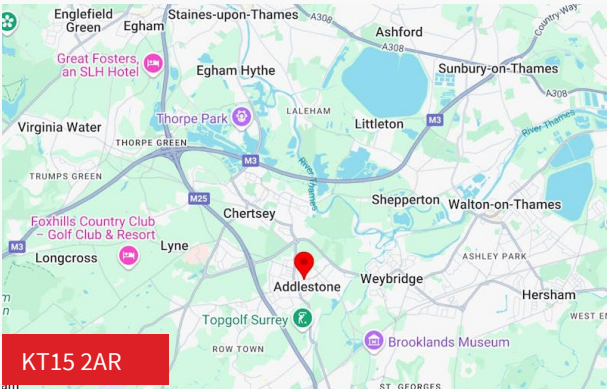
Anti Money Laundering

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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