



HARRINGTONS

DRY CLEANERS & LAUNDERERS



VERMONT
Veterinary Surgery

0344 844 844

Owen
Isherwood
CHARTERED SURVEYORS

9 & 9a Station Approach, Virginia Water, GU25 4DW

FOR SALE | 2,155 SQ FT (200.21 SQ M)

Freehold Mixed-Use Investment

- Ground Floor Retail Tenant – Let at £55,000 p.a. in 2018.
- Rent review every 5th year anniversary of the lease (2023 review un-activated).
- First floor let on a 2-year AST agreement from Feb '24 at £12,720 p.a. (£1,060 pcm).
- Strong local parade in popular, affluent area of Surrey.



Location

Virginia Water lies on the south-western edge of Greater London, just outside the M25 and north of the M3, offering easy access to London and Southampton. The town benefits from National Rail services to London Waterloo, Reading, and Weybridge, along with bus links to nearby Staines, Sunningdale, and Thorpe. Station Approach is centrally located, close to transport links, local shops, and parking opposite.

Description

The premises are based over two floors and are of a brick-and slate construction with traditional chequered-paned windows on the first floor and floor-to-ceiling window frontage on the ground floor. Internally both premises have been kept in a good and tenantable condition.

Accommodation

Name	sq ft	sq m	Availability
Building - Ground Floor Retail	1,550	144	Available
Building - First Floor Residential	605	56.21	Available
Total	2,155	200.21	

Terms

Available For Sale Freehold with a total income of £67,720 p.a.

Price

£1,050,000 + VAT

Rates & Charges

Rateable value: £34,000
Rates payable: £7.87 per sq ft

Rates / Council Tax

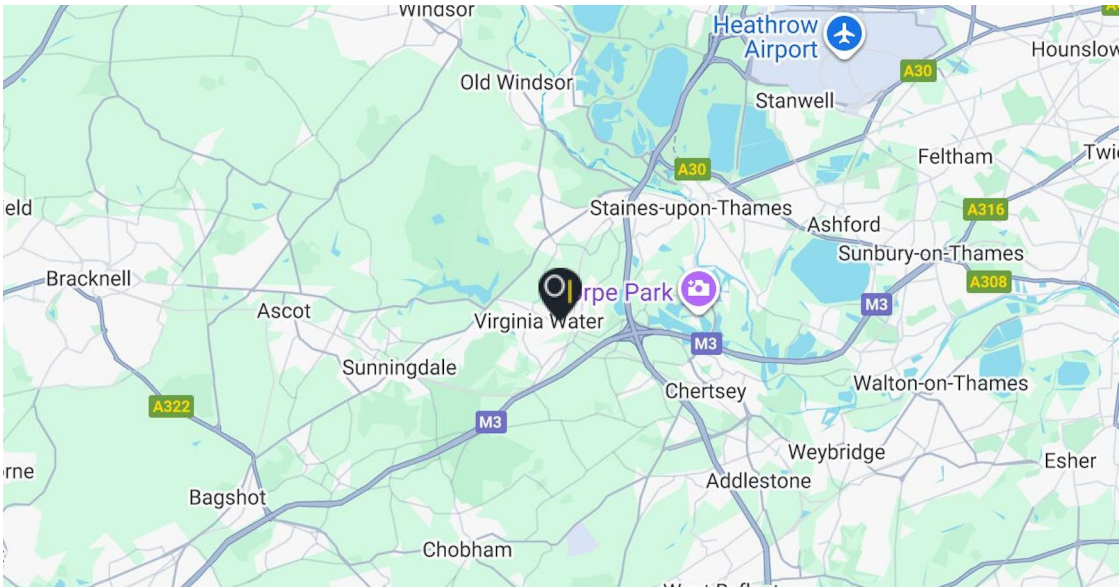
GF Rateable Value (24/25): £34,000
Apartment falling under council tax band C

EPC

GF Retail Unit: B - 37
Apartment: D - 67

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

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