



12 Station Approach

Virginia Water, GU25 4DW

Ground floor Retail To Let

1,448 sq ft

(134.52 sq m)

- Prominent frontage
- Attractive location with strong footfall
- Customer car parking
- Rear private parking
- Opportunity to inherit fit out

Summary

Available Size	1,448 sq ft
Rent	£38,500 per annum
Rates Payable	£14,707 per annum based on 2026 valuation
Rateable Value	£38,500
Service Charge	adhoc
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (26)

Description

The property comprises a ground floor retail unit forming part of an established terrace of similar premises, originally constructed in the 1930s. The accommodation provides a well-proportioned retail area to the front, with ancillary kitchen and WC facilities.

Externally, the property benefits from customer parking to the front within the parade, as well as self-contained parking to the rear for up to four vehicles, accessed via a rear service road.

Location

The property is situated in a prominent position within Station Approach forming part of a terrace of similar properties offering retail facilities to the surrounding residential area and close to Virginia Water mainline railway station. The property is located within a purpose-built retail premises with parking to the front and delivery facilities to the rear. The development known as Station Approach fronts the main B389 Christchurch Road and is located within a parade of local independents and national multiples including Budgens, Lloyds Pharmacy, Knight Frank.

Virginia Water is an affluent residential area located in a popular part of the southeast and benefits also from easy access to central London and the national motorway network via the M25 at junction 13 and the M3 junction and in turn easy access to London Heathrow and Gatwick airports.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,448	134.52	Available
Total	1,448	134.52	

Terms

A new effective Full Repairing and Insuring lease.

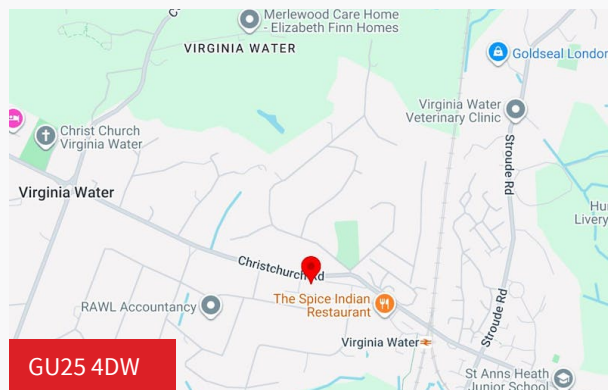
Anti Money Laundering

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 letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

John Shaw
01483 730060 | 07808 896311
jshaw@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 09/04/2026

