



## Prominent Retail Unit

### 22 Station Parade

Virginia Water, GU25 4AE

Retail

# TO LET

613 sq ft

(56.95 sq m)

- Desirable Location next to Virginia Water Station
- Great Signage Potential
- Front and Rear Access for Loading
- Close to Public Parking
- Retail Space and Storage to the Rear



# 22 Station Parade, Virginia Water, GU25 4AE

## Summary

Available Size	613 sq ft
Rent	£26,000 per annum
Rates Payable	£8,108.75 per annum
Rateable Value	£16,250
EPC Rating	B (33)

## Description

The property is positioned on the end of this busy parade in Virginia Water by the Train Station. The retail space to the front is open plan and the property benefits from storage space and WC facilities to the rear. There is also rear access - useful for loading. The unit is finished to a high standard and would accommodate a range of Class E uses.

## Location

The shop is located in a prime position on the same road as Virginia Water railway station which provides a regular service to London Waterloo and with quick and easy access to the M3, M25 and M4 motorways.

Nearby occupiers include Costa Coffee, Toni & Guy, Chancellors and Knight Frank Estate Agents as well as independent occupiers such as Cielito, Peek Boutique and Konzept by Peek.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	447	41.53
Ground - Storage	166	15.42
<b>Total</b>	<b>613</b>	<b>56.95</b>

## Viewings

By appointment with the agent only.

## Terms

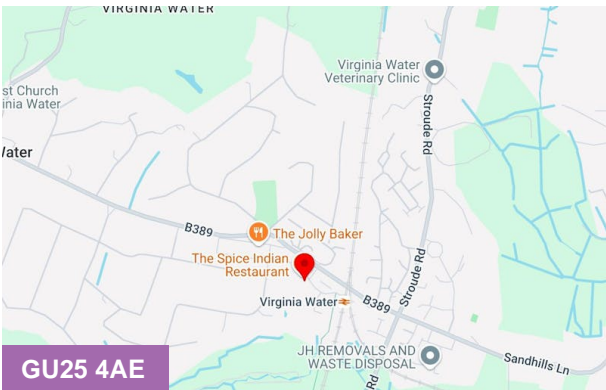
Available on a new lease, terms to be agreed. The lease will be direct with the Landlord.

## Legal Fees

Each party will be responsible for their own Legal Fees.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.



## Viewing & Further Information



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